

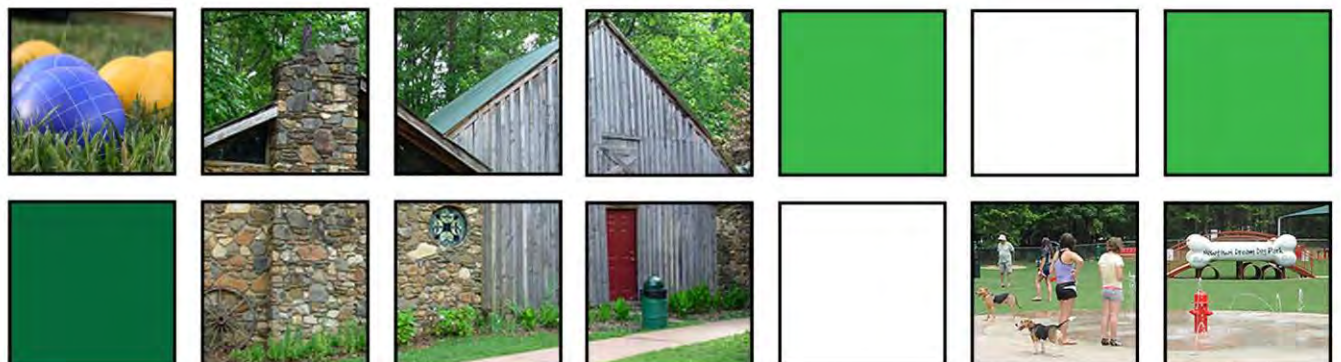

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# JOHNS CREEK

**DRAFT**  
as of 01/06/16

## RECREATION AND PARK STRATEGIC PLAN

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# ACKNOWLEDGEMENTS

The Mack Cain Design Studio and Robert G. Betz recreational planner would like to extend their gratitude to the citizens, elected officials, Johns Creek staff, Recreation and Parks Division staff, and all the members of the Johns Creek community who participated in the process of developing the ***Recreation and Park Strategic Plan***. Your insight, input, and involvement improved the quality and viability of the information and recommendations presented in this document. Thank you.

## JOHNS CREEK CITY COUNCIL

Mike Bodker, Mayor

Lenny Zaprowski, Post 1

Jay Lin, Post 2

Cori Davenport, Post 3

Bob Gray, Post 4

Stephanie Endres, Post 5

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Eric Taylor, Senior Assistant City Manager

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Sunnie McWalters, Program Coordinator

Maggie Barker, Park Place Coordinator

Recreation Leaders

AND

## THE RESIDENTS OF JOHNS CREEK

# ABOUT THE CONSULTANTS

**Mack Cain Design Studio** is the land planning and landscape architecture department of the multi-disciplined firm of Travis Pruitt & Associates. The Mack Cain design team embraces a philosophy of “Design with the Land”. They believe that effective design must fit the built environment onto the existing conditions of the land in order to achieve a harmonious design solution. This “Tread Lightly on the Land” approach results in a much more natural result that is ultimately less expensive to build and to maintain. It is a more sustainable approach that preserves the natural character and aesthetics of the land.

The role of Mack Cain Design Studio in this project consisted of assembling the basic inventory of the existing parks, analyzing the characteristics of the land, and assessing the value of the current programs. The team also provided insight on how to fit the programs to the proposed available land and its conditions.



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**Robert G. Betz, AICP** has prepared over 30 system-wide recreation master plans for cities and counties throughout Georgia, and the Southeastern United States. His experience includes: conduct of public meetings; stakeholder interviews and the administration of website-based leisure surveys; development of community profiles and formulation of design populations; system-wide acreage and facilities needs assessments; formulation of goals and measurable objectives; recommendations for land acquisition, improvements to existing parks and facilities, development of new parks, trails and greenways; and the preparation of funding strategies and implementation programs.

Robert G. Betz's role in this project consisted of analyzing the existing recreation facilities to assemble an effective 'Needs Analysis' of the cities recreational demands. He analyzed the current demographics and assessed the program demands to identify specific needs. Together with the city staff and Mack Cain he assembled the list of recommendations and implementation process.

**ROBERT G. BETZ**  
RECREATION PLANNER

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# EXECUTIVE SUMMARY

The Recreation and Parks Strategic Plan (the “Plan”) prepared by Mack Cain and Robert G. Betz (the “Consultants”) is a compilation of the City’s needs, objectives, and recommended priorities for the provision of recreation sites, facilities, and programs. The Plan will serve as a guide for both the formulation of local recreation policies and formal decision-making. Under the direction of City staff the Consultants managed a ~~four~~five-month community involvement process that included residents, stakeholder groups, elected officials, City staff participating in community workshops, completing surveys, and providing input through such outreach efforts as the City’s website, email blasts and social media venues to gather information on what our park and recreational needs are and how we should prioritize those needs. The outcomes of the community’s input combined with the Consultants’ analysis of the City existing parks, trailways and recreational facilities and development of preliminary cost estimates forms the basis for the Plan’s objectives and recommended priorities.

## **The consensus from the community involvement process, indicates that there is a need:**

- For additional park land and for new parks to be strategically located to improve geographic coverage within the City;
- To add new recreational facilities for tournament sports;
- To offer a broader range of recreational programs to serve all age groups;
- To create loop trails and a city-wide recreational greenway system;
- To increase trail linkages to and from existing parks and recreational facilities;
- To improve existing parks; and
- To improve maintenance practices at our existing parks and recreational facilities.

The community has also communicated a consensus regarding the willingness to pay for these needs. The majority of those participating in the community involvement process indicated a willingness to support one, or more, ~~permanent~~significant funding sources in order to implement the Plan over a ten-year implementation period. Community support exists for holding a bond referendum for a parks and recreational or to pay an annual special household assessment dedicated to parks and recreational improvements. If suitable land can be acquired, strong community support exists for developing new recreational fields for tournament play and for the city to sponsor athletic tournaments.

## **The outcome of the planning process established the following objectives:**

1. Determine specific park and recreational program needs for all age groups;
2. Develop a system that includes passive and active facilities, serving all age groups;
3. Develop a financial strategy to implement the Plan;
4. Identify key tracts of land that will meet the Plan needs for parks, trails, and facilities;
5. Develop an acquisition plan to purchase identified land;
6. Develop a capital plan to develop new parks, trails, and recreational facilities;
7. Develop a capital plan to improve the existing parks; and
8. Develop a strategy to staff and maintain the city’s parks and recreational facilities.

## RECOMMENDATIONS

Based on the above objectives the following recommended priorities and associated funding costs are made:

Land Acquisition	Estimated Costs	15% Contingency	Totals
Tournament Park (100+/- acres)	\$20,000,000	\$3,000,000	\$23,000,000
Large Community Park (100+/- acres)	\$25,000,000	\$3,750,000	\$28,750,000
Town Green (10 +/- acres)	\$3,000,000	\$450,000	\$3,450,000
Passive-Use Park (40+/- acres)	\$10,000,000	\$1,500,000	\$11,500,000
Community Park (40+/- acres)	\$11,000,000	\$1,650,000	\$12,650,000
<b>Totals</b>	<b>\$69,000,000</b>	<b>\$10,350,000</b>	<b>\$79,350,000</b>

New Park Development	Estimated Cost	15% Contingency	Total
Morton Road Park	\$1,134,554	\$170,183	\$1,304,737
State Bridge Park	\$250,000	\$37,500	\$287,500
Bell-Boles Park	\$551,000	\$82,650	\$633,650
Tournament Complex Park* (200 +/- acres)	\$16,199,870	\$2,429,981	\$18,629,851
Town Green (10+/- acres)	\$5,000,000	\$750,000	\$5,750,000
Passive-Use Park (40 +/- acres)	\$3,111,680	\$466,752	\$3,578,432
Community Park (40 +/- acres)	\$3,642,870	\$546,431	\$4,189,301
<b>Total</b>	<b>\$29,889,974</b>	<b>\$4,483,496</b>	<b>\$34,373,470</b>

\*cost shown is combined with proposed with Large Community Park for a total 200 +/- acre park

New Indoor Facilities	Estimated Cost	15% Contingency	Total Cost
Indoor Recreation Center	6,000,000	\$900,000	\$6,900,000
Community Center	700,000	\$105,000	\$805,000
Second Community Center	700,000	\$105,000	\$805,000
Second Senior Center	1,000,000	\$150,000	\$1,150,000
<b>Totals</b>	<b>\$8,400,000</b>	<b>\$1,260,000</b>	<b>\$9,660,000</b>

Existing Park Improvements	Estimated Cost	15% Contingency	Total
Autrey Mill Nature Preserve	\$2,636,200	\$395,430	\$3,031,630
Newtown Park	\$1,829,260	\$274,389	\$2,103,649
Ocee Park	\$1,030,900	\$154,635	\$1,185,535
Shakerag Park	\$1,895,200	\$284,280	\$2,179,480
<b>Total</b>	<b>\$7,391,560</b>	<b>\$1,108,734</b>	<b>\$8,500,294</b>



## IMPLEMENTATION PLAN

Based on community input, 77 percent of those participating in the planning process indicated a willingness to contribute towards an increased investment strategy for acquisition of land, development of new parks, recreational and community facilities and improvements to existing park facilities. Therefore the Consultants are recommending an accelerated level of investment in the City's Parks Strategic Plan over the next ten-year period. The table below recommends expenditures over this 10-year timeframe in order to accommodate most of the Plan's recommendations.

### YEARS 1-5 RECOMMENDED INVESTMENTS (combined acquisition lines for clarity)

Investments	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Autrey Mill Park</b>	\$120,000	\$439,500	\$710,000	\$160,000	\$0
<b>Newtown Park</b>	\$164,000	\$0	\$268,500	\$646,060	\$0
<b>Ocee Park</b>	\$375,000	\$328,100	\$0	\$174,500	\$0
<b>Shakerag Park</b>	\$80,000	\$140,500	\$0	\$17,500	\$835,200
<b>Morton Park</b>	\$1,134,554	\$0	\$0	\$0	\$0
<b>State Bridge Park</b>	\$250,000	\$0	\$0	\$0	\$0
<b>Bell-Boles Park</b>	\$0	\$551,500	\$0	\$0	\$0
<b>Tournament Park*</b>	\$0	\$0	\$16,199,870	\$0	\$0
<b>Indoor Facilities</b>	\$0	\$0	\$0	\$6,000,000	\$0
<b>Land Acquisition</b>	\$23,000,000	<del>\$1,459,6000</del>	\$25,000,000	\$0	\$0
<b>Town Green</b>	\$0	\$0	\$0	\$5,000,000	\$0
<b>Totals</b>	<b>\$25,123,554</b>	<b>\$1,459,600</b>	<b>\$42,178,370</b>	<b>\$11,998,060</b>	<b>\$835,200</b>

\*development cost shown is combined with proposed with Large Community Park for a total 200 +/- acre park

### YEARS 6-10 RECOMMENDED INVESTMENTS

Investments	Year 6	Year 7	Year 8	Year 9	Totals
<b>Autrey Mill Park</b>	\$651,000	\$0	\$0	\$555,700	\$2,636,200
<b>Newtown Park</b>	\$194,300	\$0	<del>\$556,400</del>	\$0	\$1,829,260
<b>Ocee Park</b>	\$123,300	\$0	\$30,000	\$0	\$1,030,900
<b>Shakerag Park</b>	\$5,000	\$757,000	\$60,000	\$0	\$1,895,200
<b>Morton Park</b>	\$0	\$0	\$0	\$0	\$1,134,554
<b>State Bridge Park</b>	\$0	\$0	\$0	\$0	\$250,000
<b>Bell-Boles Park</b>	\$0	\$0	\$0	\$0	\$551,500
<b>Land Acquisition</b>	\$0	\$0	\$0	\$0	\$48,000,000
<b>Indoor Facilities</b>	\$0	\$0	\$0	\$0	\$6,000,000
<b>Tournament Park</b>	\$0	\$0	\$0	\$0	\$16,199,870
<b>Town Green</b>	\$0	\$0	\$0	\$0	\$5,000,000
<b>Totals</b>	<b>\$973,600</b>	<b>\$757,000</b>	<b>\$646,400</b>	<b>\$555,700</b>	<b>\$84,527,484</b>

This recommended Implementation Plan does not includes two of the recommended park additions (the passive park at 40+/- acres and the community park at 40 +/- acres) or the three remaining indoor facilities (two community centers and a second senior center). These additional acquisitions and facility developments could be funded overtime through the General Fund, or through the additional use of the reserve, or through a larger general obligation bond issuance, or a special household assessment. The additional capital investment needed to fully implement the Plan recommendations would be roughly \$35 million considering a 15% contingency on top of the estimated costs for acquisition and park/facility development.

# 01 BACKGROUND

A Recreation and Parks Strategic Plan is intended to be a reflection of the city's needs, objectives, and priorities for the provision of recreation sites, facilities, and programs. As such, this Plan will serve as a guideline for both the formulation of local recreation policies and formal decision-making.

This Plan is also intended to address the general location and quality of recreational opportunities that will meet the demand of present and future residents of and visitors to Johns Creek. This Plan aims to achieve a balance between the benefits and effectiveness of providing parks, facilities, and programs with the costs and efficiency of securing land and of their development and operation.

This section of the Plan briefly summarizes the city's history, the city's recreation system, and the recent improvements to the recreation system.

## **CITY HISTORY**

The City of Johns Creek began as a small picturesque outpost, nestled along the Chattahoochee River and the gentle foothills of North Georgia. By the early 1900's the area of Johns Creek (named for the nearby Johns Creek), four small communities of Ocee, Newtown, Shakerag, and Warsaw, had grown into a social and educational hub in northeast Fulton County.

In the late 1990s, a movement began within the four small communities to seek cityhood. By 2005, the wave of support had gained momentum. In 2006 voters overwhelmingly approved the incorporation of Johns Creek, and on December 1, 2006 the City of Johns Creek officially began operations.

Today, Johns Creek residents enjoy a high quality of life with abundant outdoor activities (including over 200 acres of parks), nationally recognized schools, a high per capita income, and the city itself is routinely recognized as one of the safest places to live in the United States.

## **JOHNS CREEK RECREATION SYSTEM**

Following its incorporation, the City of Johns Creek acquired the four former Fulton County parks (Autrey Mill Nature Preserve, Newtown Park, Ocee Park, and Shakerag Park) within its municipal boundaries, established a Recreation and Parks Division, and initiated city-sponsored recreation programs. Newtown and Ocee Parks are primarily active recreation parks where Shakerag Park and the Autrey Mill Nature Preserve are a combination of passive and active park space.

In addition to the existing parks, three units of the Chattahoochee River National Recreation Area (CRNRA) fall within Johns Creek and one undeveloped CRNRA unit is proximate to the city (Medlock Bridge). The city enjoys 14.5 miles of river front along the Chattahoochee River.



The recreation picture in Johns Creek is also complemented by a high number of private recreation facilities, though neither maintained nor programmed by the city, offer a wide range of recreational opportunities to both residents and visitors.

Since its inception, program offerings by the Recreation and Parks Division have expanded in an effort to include both athletic and non-athletic programs for youth, adults, and senior citizens.

## **RECENT IMPROVEMENTS**

Since incorporation, Johns Creek has made a number of improvements to its recreation system in a continuing effort to afford residents with the highest possible quality of parks and facilities. The following is a listing of major recreation projects completed in recent years:

### **2009**

- Parking lot expansion at Newtown Park
- Re-lighting of baseball fields at Ocee Park

### **2010**

- Renovation of the Visitor's Center at Autrey Mill Nature Preserve
- Renovation of Park Place at Newtown Park
- Community garden at Newtown Park
- Parking lot expansion at Ocee Park
- Pedestrian bridge on the trail at Shakerag Park



### **2011**

- ADA improvements at Autrey Mill Nature Preserve
- Parking lot expansion at Autrey Mill Nature Preserve
- Dog park constructed at Newtown Park



### **2012**

- Sidewalk additions at Newtown Park dog park
- Resurfacing of tennis courts/basketball courts at Newtown Park
- Parking lot expansions at Newtown Park
- Resurfacing of tennis courts/basketball courts at Ocee Park
- Renovation of maintenance building at Ocee Park
- Playground at Ocee Park
- Parking lot expansion at Shakerag Park
- Multi-purpose building at Shakerag Park
- Renovations of running track at Shakerag Park



### **2013**

- Playground renovations/installation at Newtown Park
- Amphitheater pavilion at Newtown Park
- Baseball field fencing at Newtown Park
- Construction of shade structure at Newtown Park
- Information kiosks at Newtown Park
- Pavilions and shade structures at Shakerag Park
- Maintenance building at Shakerag Park
- Shade covered spectator bleachers at Shakerag Park



### **2014**

- Outdoor lighting at Autrey Mill Nature Preserve
- Construction of Veteran Walkway at Newtown Park
- Lighting of dog park at Newtown Park
- ADA improvements at Bocce Court at Newtown Park
- Clubhouse renovation at Newtown Park
- Field irrigation system at Ocee Park
- Two pavilions at Ocee Park
- ADA parking at Shakerag Park
- Nature trail at Shakerag Park
- Acquisition of 4 acres for State Bridge Park
- Acquisition of 2 acres for Bell-Boles Park



### **2015**

- Acquisition of 4 acres for Morton Road Park
- Pavilion lighting/sound system at Newtown Park
- Playground and shade structure at Shakerag Park
- ADA parking lot at Shakerag Park
- Play structures for children with special needs at Newtown Park and Ocee Park



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## 02 COMMUNITY INVOLVEMENT

Community involvement is critical to the success of the planning process. Rather than a task to be completed once, community involvement was integral to the creation of this Plan and a variety of participation techniques and settings were utilized in an effort to involve and elicit substantive input from all stakeholder groups.

Community involvement efforts included:

- Interviews with recreation stakeholder groups, elected officials, and current staff
- Community workshops
- A postcard survey sent to a representative sample of the Johns Creek population
- An interactive online survey
- A project webpage for local input
- Booths at public city events to solicit input
- Email blasts
- Social media outreach
- Outreach through print media



All of the input mechanisms were well-publicized, using advertising, local media coverage, the city's website, social media, and word of mouth. In the opinion of the Consultants, it can safely be said that the majority of the Johns Creek population was made aware of the need for their input to this plan.

The following presents a summary of the input received from each of these tools.

### STAKEHOLDER INTERVIEWS

In late April 2015, face-to-face interviews were held with approximately 30 individuals and representatives of stakeholder groups. These included: elected and appointed city officials, city recreation professionals, senior service providers, youth sports associations, representatives of passive recreation organizations, church recreation providers, homeowner's associations, and other civic and commercial organizations. Responses are summarized below.

#### ***Issues Facing Recreation***

The overwhelming consensus relative to recreation issues was the lack of park space, followed by not enough quality athletic fields, greenspace, overcrowding of Newtown Park, a growing diversity of recreation needs, dissatisfaction with non-resident fees, and an aging population. Other issues mentioned included: staff shortages; park maintenance; no indoor space; senior facilities getting overcrowded, not enough parking at recreation venues and facilities not evenly spread across the city. The most underserved population groups identified were older teens, seniors, families, and individuals with special needs.

### ***Adequacy Current System***

The general consensus resulting from the interview process was a dis-satisfaction that Johns Creek parks are all located at the city's periphery. Interviewees expressed a desire to have additional parks such as one with a more central location. Other areas particularly underserved include east of Medlock Bridge Road and the north-central portion of the city. Interviewees also noted that indoor space, athletic fields, play fields, and multi-purpose fields are lacking. A few of the private athletic associations expressed problems with park maintenance as it relates to the use and conditions of some of the athletic fields.

With regard to program offerings, the majority of those interviewed felt that the staff is doing an adequate job but as the population increases, more programs must be offered to meet demand of youth athletics, active adults, and senior citizens. Additional indoor space will be necessary in order to expand the range of programs offered.

The consensus indicated that there are not enough recreational trails available; the Chattahoochee River corridor is under-utilized; there is a lack of connectivity between parks, schools, and activity centers; and there is a need to look toward providing trail linkages with adjacent municipal recreation systems.

### ***Future Needs and Wants***

Many needs were identified; however, several merited repeated mention during the interview process. These included: provision of more pocket parks and passive-use parks; a large-acreage athletic tournament complex; a town green; and inclusion of an indoor recreation center within a city park. The need to provide "quality" parks and facilities was of great importance to the interviewees.

Facility needs most frequently mentioned were play fields for free-play activities, artificial turf multi-purpose athletic fields; an indoor facility; lighting of existing fields, a cricket field, and a second dog park. Other facilities receiving mention were pickle ball; additional bocce courts; disc golf; soccer, football and lacrosse fields; on-site expansion of the community gardens and an eastern location for a new garden and dog park.

The general consensus of interviewees is that program offerings must expand to meet new demand that will come with the development of new parks and facilities. Specifically, additional programming for adult athletics, older teens, seniors (particularly additional travel opportunities), indoor activities, groups with special needs, parents with toddlers, and outdoor adventures. Others mentioned included cultural arts, nature/education, heritage programs, and arts and crafts.

Interview respondents were unanimous in agreeing that recreational greenways are one of the most significant needs going into the future. Specific suggestions included: a linkage to the Big Creek Greenway; a Chattahoochee River recreational greenway; development of the Rogers Bridge recreational greenway link to Gwinnett County; a

linkage between Newtown Park and the Autrey Mill Nature Preserve; a linkage between Autrey Mill Nature Preserve and Ocee Park; exploration of the north-south Georgia Power utility easement as a recreational greenway; and exploration of the possibility of providing trail linkages to parks in adjacent communities.

### ***Funding Opportunities***

With the city's millage rate capped and SPLOST funds committed to education and MARTA, the consensus from the interviewees for funding future recreation system improvements is the issuance of bonds. Other suggestions discussed included a future tax increase, building partnerships with city businesses and institutions, increasing user fees, donor opportunities, and holding a general referendum on potential funding mechanisms.

### ***Other Suggestions***

Those interviewed were asked to add any substantive comments to the discussion. Pertinent thoughts received included: the need for this plan to include implementable recommendations; desire for holding revenue-producing tournaments; tie recommendations to those being made in the District Plan; improve park security measures; minimize duplication of facilities with those of adjacent communities; develop an adult-child playground; continue the Parks Without Borders initiative; improve relationships between athletic associations and the city; maximize the efficient use of available land; and consider adding a splash pad in a city park.

## **WORKSHOPS**

The public workshops were held at two different phases in the planning process. The first set of public workshops were conducted on May 18, 2015 (relatively early in the planning process) and designed to solicit preliminary input and suggestions for parks, facilities, programs, operations, and maintenance practices. The second set of public workshops were conducted on July 21, 2015 and designed to build consensus and support. Both sets of workshops were conducted with day sessions held at the community room in Fire Station 62, adjacent to Shakerag Park and evening sessions at Park Place in Newtown Park.

### **FIRST WORKSHOP**

The workshop began with a brief presentation (including an introduction of the Consulting team, an explanation of the planning process, and a summary of existing conditions information). Following the presentation, small groups were used to solicit input and suggestions for parks, facilities, programs, operations, and maintenance practices. Discussion focused on issues, needs and wants, funding, and top priorities.



### ***Issues facing Recreation (Morning Session)***

Problems and issues raised by workshop participants included: lack of parks and trails; not enough pocket parks; treatment plant adjacent to Autrey Mill Nature Preserve could be a trail connection to the library; lack of pedestrian connections to parks; no greenway system readily accessible; city needs to be certain land acquisitions meet recreation needs; Shakerag being underserved; need to provide safe access to city parks and facilities; need for joint-venturing with Fulton County and the school system; work with private developers (add a green component to every new development); integrate recreation recommendations with the plan for the District; and work in a coordinated fashion with neighboring cities.



### ***Future Needs and Wants (Morning Session)***

The wish list advanced included a “great lawn” within the District; developing a recreational greenway system; connecting with the Big Creek Greenway; additional hiking trails in Autrey Mill Nature Preserve and other parks; acquisition suggestions such as Reynolds Farm, Rogers properties, and land across from the Atlanta Athletic Club; the Rogers Bridge trail to link with Duluth; and development of pocket parks wherever feasible.

### ***Funding (Morning Session)***

With regard to funding the main suggestion was for the city to redirect general fund spending. Participants also strongly suggested that the city begin spending the accumulated reserves for land purchases. Bonds were the preferred mechanism for future recreation system improvements.

### ***Top Priorities (Morning Session)***

The top priorities as expressed by those present were respectively, acquisition including the property adjacent to the Atlanta Athletic Club and the Rogers property, development of the Rogers Bridge trail, connecting the library to Autrey Mill, and developing a recreational greenway through the city that connects where possible with parks and activity centers.

### ***Issues facing Recreation (Evening Session)***

In the evening workshop the group raised as major issues the following: poor geographic distribution of parks within the city, lack of connectivity, the need for mile markers along trails, improved security measures at parks, not enough dog parks, lack of athletic fields, underutilization of the Chattahoochee River



corridor, new developments not providing open space, and a lack of an indoor/outdoor complex.

#### ***Future Needs and Wants (Evening Session)***

A long wish list was advanced that included land acquisition, a walkable recreational greenway, athletic tournament complex, outdoor swimming pool, expansion of community gardens, an art trail, pickle ball courts, an aquatics program, disc golf, indoor recreation space, additional access points along the Chattahoochee River, a cricket field, an indoor tennis facility, fishing programs, and a multi-purpose gym.

#### ***Funding (Evening Session)***

Aside from the need to identify major sources of funding, bonds were mentioned as a funding option. The Trust for Public Land was also suggested as a funding source.

#### ***Top Priorities (Evening Session)***

The group's highest priority projects respectively were acquisition of additional park land, a recreational greenway system, an indoor/outdoor recreation facility, a centrally located park, and more effective utilization of what currently exists.



### **SECOND WORKSHOP**

This city sponsored a second series of public workshops to present the preliminary goals and recommendations assembled from months of soliciting public input and inventorying existing conditions of the Johns Creek recreation system. Recommendations included a variety of options and addressed issues that would affect the final recommendations to be presented to the city council. Results of the surveys and interviews were presented that identified a broad spectrum of potential park additions and improvements. Specific improvements for each of the city's existing parks were also presented.

#### ***Major Investments (Morning Session)***

Input during the response session of the meeting found strong support for purchasing more park land, developing a system of recreational greenways, an indoor recreation center and a large athletic tournament complex with multi-purpose artificial turf fields sufficient enough to accommodate tournament play.

#### ***Prioritization (Morning Session)***

Participants showed a preference to buying land as soon as possible even if the parks were developed later. Passive parks were more favorable than active. There was also a strong preference to develop an indoor facility that would accommodate sports and arts. An internal city recreational greenway was more preferred than a recreational greenway along the Chattahoochee River. Recommendations were made to develop

more docks and landings along the river. The attendees generally accepted proposed improvements to existing parks. A member of the Convention and Visitors Bureau cautioned that attracting tournaments to the city is a highly competitive market. A citizen from the Chinese community expressed a need for ping pong and badminton. One citizen informed the team that the many local swimming pools are only active for the summer months due to lack of lifeguards after the fall college semester begins.

### ***Funding (Morning Session)***

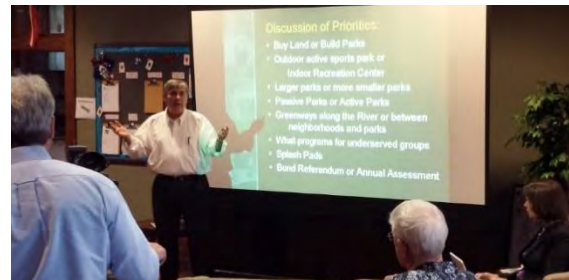
The issue receiving the most input evolved around how to secure capital funding to build the proposed parks and provide a permanent revenue stream for operations and maintenance. Several funding ideas were expressed by participants as options for permanent funding included: soliciting donors from corporations and businesses to sponsor facilities, dedicating a portion of the current millage rate specifically parks, and a household assessment dedicated specifically to parks.

### ***Major Investments (Evening Session)***

Input received was similar to the morning session in that it also found strong support for purchasing more park land, developing a system of recreational greenways, an indoor recreation center and a large athletic tournament complex with multi-purpose artificial turf fields sufficient enough to accommodate tournament play.

### ***Prioritization (Evening Session)***

Participants showed a preference to buying land as soon as possible to develop later. Passive parks were more favored than active. There was a strong preference to develop an indoor facility that would accommodate sports and arts. Both an internal city recreational greenway was deemed important as well as a recreational greenway along the Chattahoochee River. A Blueway along the river was favored as an early alternative to a river greenway. Those in attendance generally accepted the proposed improvements to existing parks. One citizen cautioned the team that the Autrey Mill Nature Preserve conservation easement prohibits certain types of development. A representative of the Indian community expressed strong support for a cricket field and suggested that there are motivated citizens ready to contribute to the development of a cricket field and associated facilities.



### ***Funding (Evening Session)***

The issue that received the most input was the same one as in the morning session, how to secure permanent funding to build the proposed parks and provide a permanent revenue stream for operations and maintenance. Those in attendance for permanent funding advanced several funding options: park-specific bond referendum, parks-

specific millage rate increase, and reallocation of current millage rate to provide a dedicated percentage to parks.

Following the second workshop, the planning team received additional feedback to the presentation from those who were unable to attend the workshop. In particular, residents that lived along natural corridors contemplated for recreational greenways reached out to the planning team to express their desire that the city focus its efforts for recreational greenways in ways that were respectful of private property rights. Furthermore, the residents along Johns Creek expressed a collective desire to remove the property along Johns Creek from all consideration or discussion of potential recreational greenways.

## **SURVEY**

To secure opinions from a broader sample of residents, the consultant developed a survey that was distributed both to a randomly selected group of Johns Creek residents as well as an open-access, online survey. The questions were identical on the two surveys with the exception of the last question on the open-access, online survey which queried respondents regarding if they had received a postcard invitation to take the survey. The full survey is included in the **Appendix** as well as aggregated responses from the controlled-access and open-access surveys.

### ***Controlled-Access Survey – Publicity Efforts***

The postcard invitations to the controlled access survey were mailed out to roughly 3,800 randomly selected Johns Creek residents. The postcard invitation included a unique log-on code that allowed only one person per postcard to complete the survey. The postcard also provided information relative to the forthcoming small group public workshops.

Two weeks before the postcard-invitation survey closed, another reminder postcard was sent to the same mail out list reminding citizens of the importance to take the survey. A QR code was provided on the reminder postcard so recipients could scan it with their smart phones and take the survey immediately.

### ***Controlled-Access Survey – Responses***

Of the 3,800 surveys sent out, only 125 citizens responded. However, due to the randomly selected nature of the sample, the results are still meaningful and the answers can still be extrapolated to the greater population of Johns Creek with a 95% confidence level +/-8%.

Respondents were generally satisfied with the maintenance, operations, programming and service of the Recreation and Parks Division. Most respondents only visited a park several times a month. By far, a majority of the respondents said they go to the parks to walk on trails, jog, bicycle, have a picnic, use the playgrounds, or the dog park. This response indicates a much higher passive use than active recreation and use of the parks.

Youth responses were heavily weighted toward athletics and active sports. Adult preferences leaned heavily toward indoor activities and personal fitness programs.

Recreational park preferences outside of Johns Creek were heavily weighted toward the Big Creek Greenway, Suwanee Creek Trail, and Webb Bridge Park. The reason overwhelmingly was lack of similar facilities and proximity to respondent's residences.

Respondents were two to one in favor of acquiring more park land and three to one in favor of developing more trails and bikeways.

Citizens agreed to pay a small monthly amount for improving parks by a margin of three to one. By a margin of two to one they wanted to build revenue generating facilities and sponsor tournaments.

### ***Open Access Survey – Publicity Efforts***

An online survey was posted on city website to solicit citizen input from all interested residents and parties of the city. The survey is identical to the one sent out by postcard with the exception of one question. The added question inquired if respondents had received a postcard invitation to participate in the survey. An announcement and link was posted on the city website to make it available to all residents and visitors who had a desire to indicate their opinions and desires relative to the Johns Creek recreation and parks system.

Special efforts were made to inform the public of the survey and encourage them to participate in the survey. The following efforts were taken to encourage citizen participation:

- Survey announcement and link was posted on the city website
- Posters of the survey and link with a QR code were placed in city facilities
- Handheld fans with QR code and survey link were distributed at concerts and movies
- E-mail blasts were sent out to athletic groups, stakeholders, and city contacts
- Announcements were made at various public events and gatherings
- Stakeholders were encouraged to circulate survey links during their interviews
- Postcards with the survey link and QR code were handed out at public events
- Local media outlets published stories related to the survey and encouraged participation
- Email blasts were sent out to known park user groups





### ***Open Access Survey – Responses***

The survey was posted online at the beginning of May 2015. Through June 21, 2015, a total of 1,407 responses were received, approximately 88 percent of which were from Johns Creek residents.

Respondents were generally satisfied with existing parks and their facilities but responses were completely different when asked about the quantity of park land in the city.

Related to suggestions for improvement to programming, survey participants frequently commented regarding improving the marketing of programs offered, improving registration procedures, expanding Park Place to include active adults ages 55-61, re-evaluation of non-resident fees, and the timing of programs being inconvenient for working parents and stay-at-home parents. Suggestions for new programming included activities for active adult and seniors, aquatics, fitness, cricket, arts and crafts, pickle ball, dance, and for persons with special needs.

Youth athletic related responses showed a strong preference for the development of artificial turf fields as it weather-resistance and durability. Of the youth sports participation, recreational soccer had the highest number of respondents indicating participants. Adult sports participation, cricket had the highest number of respondents indicating participation followed by fitness classes.

Respondents were in favor of adding park facilities. The most frequently mentioned were greenways and trails, splash pads, restrooms, indoor recreation facilities, athletic fields, playgrounds, pavilions, another dog park, and a cricket field.

Recreational park preferences outside of Johns Creek were heavily weighted towards the Big Creek Greenway, Webb Bridge Park, East Roswell Park, and the Alpharetta YMCA. The top reasons given were offering programs not available in Johns Creek or closer proximity.

The majority (77 percent) of those responding indicated a willingness to contribute a monthly amount per household as an investment in the Johns Creek recreation system. Fifty-two percent are willing to invest between one dollar and ten dollars per household per month, while ten percent indicated that they would contribute more than twenty dollars.

### ***Survey Comparison***

As the substantive questions were identical, the mail out survey was intended to function as a control group against which the open-access survey could be compared.

The controlled-access survey was conducted in an appropriate manner to secure statistically valid responses. However, the response rate was significantly lower than desired. With the low response rate, a 95% level of confidence can only be utilized with an 8%+/- range of error. The open-access survey results were within the range of error and lead the planning team to have confidence in the insights gained from both survey instruments.

Between the two survey instruments, there were over 1,500 responses. Although respondents could take the open-access survey more than once, the timing and answers received lead the online survey administrator to believe few if any respondents took the open-access survey multiple times. The higher number of responses related to a few special interest areas, such as adult cricket participation, appear to be more indicative to members of communities with a common interest sharing the link to the survey with other members of their community, team, or league.

The final question included in the survey was an open invitation for general comments and suggestions. Several suggestions were echoed multiple times including: develop a full-size cricket field, add multi-purpose artificial turf fields, build connectivity between parks and activity centers, improve security within and proximate to parks, add greenspace/ open space, add additional parks and athletic fields, improve park maintenance, purchase additional park land, build a swimming pool/water park, build an indoor recreation center, splash pad, provide more parking, and provide additional programs/facilities for senior citizens.

## PROJECT WEBPAGE

The city developed a project webpage that was designed to transmit ongoing information about the Recreation and Parks Strategic Plan. The webpage provided information relative to all community involvement activities, included presentations and project documents, and enabled all of those having an interest in Johns Creek parks to stay abreast of project activities and progress.



## CITY EVENT PARTICIPATION

In addition to the above mechanisms, the consultant team participated in three city events that took place in during the planning period. A booth was set up at the Newtown Park Farmers Market on May 9, at the Movie Night (also at Newtown Park) on June 13, and at the Summer Concert Series (at Newtown Park) on June 20. Planning team representatives were available to respond to questions relative to plan preparation, to secure additional input, and encourage citizens to take the online survey. The following provides a synopsis of input received at these events.



### ***Farmers Market - May 9***

Members of the city staff and consultant team set up a table at the Newtown Farmers Market on Saturday, May 9 to solicit input from the public about the Parks and Recreation Strategic Plan and to encourage citizens to take the on-line survey. Maps of the city were set up asking citizens to pin locations on the map where they would like to see a new park or trail connections. Charts containing key questions from the survey were on the table so citizens could provide feedback and engage in discussions about the parks program. Over 100 cards with links to the survey and notification of the public workshops were handed out to citizens to encourage and publicize participation.



Attendees at the Farmers Market were mostly families and generally from Johns Creek with some visitors from adjacent municipalities. The general consensus of Johns Creek residents polled related to ideal areas for additional park or trail connectivity indicated a preference for a park to be developed somewhere in the central and eastern sections of the city. The online survey administrator also noted a noticeable spike in the number of survey respondents over the next few days after the event.

### ***Movie Night - June 13***

Members of the city staff and the consultant team set up a tent and table at Newtown Park for Movie Night on Saturday June 13. The goal was to solicit input from the attendees about the Parks and Recreation Strategic Plan and to encourage citizens to take the online survey. The tent was adjacent to Recreation and Parks tent that was offering prizes and treats to bring people to the tent and pass them over to the Strategic Planning tent. Park volunteers handed out plastic handheld fans made by the city to attendees. The fans included a link to the online survey and a QR code for those who wanted to use their smart phones to take the survey. The attendees to the Movie Night were generally young families with children from toddlers to middle school.

A raffle ticket for a movie gift card was offered to all persons taking the survey and was announced at intervals during the pre-movie festivities. As it relates to the survey, the outreach efforts resulted in 49 paper surveys completed (later uploaded by the survey administrator), 8 surveys completed via smart phone, and a large spike in the on-line survey respondents occurred over the next few days.



Interactive boards were set up asking citizens to note their favorite sport and a preference between an indoor recreation center and an outdoor sports park. Indoor received 49 votes and outdoor received 12 votes. On the favorite sport board, 196 preferences were recorded: swimming (34), soccer (27), tennis (26), walking/jogging (15), biking (11), basketball (11), football (10), ultimate Frisbee (9), volleyball (8), cricket (8), badminton (7), lacrosse (7), baseball/softball (6), karate (5), ping pong (4), horseback riding (4), cheering (3), and field hockey (1).

### **Summer Concert Series - June 20**

A member of the consultant team also staffed a table at the Newtown Park Amphitheater on Saturday June 20, to solicit input from the attendees and to encourage citizens to take the online survey.

The tent was set up at the entrance to the Amphitheater to catch the attention of every attendee. Park volunteers handed out plastic handheld fans made by the city to attendees. The fans included a link to the online survey and a QR code for those who wanted to use their smart phones to take the survey. The Consultant offered paper copies of the survey to anyone wishing to take the survey on site. The attendees to the concert were generally older families with children of all ages.

A raffle ticket for a future concert table was offered to all persons taking the survey and was announced at intervals during the pre-concert period. As it relates to the survey, the outreach efforts resulted in 37 paper surveys returned (later uploaded by the survey administrator), 2 surveys completed via smart phone, and a large spike in the on-line survey respondents occurred over the next few days.



Interactive boards were set up asking citizens to note their favorite sport and a preference between an indoor recreation center and an outdoor sports park. Indoor received 14 votes and outdoor received 10 votes. On the favorite sport board, 67 preferences were recorded: soccer (9), walking/jogging (7), basketball (7), baseball/softball (6), lacrosse (4), biking (4), swimming (4), football (3), volleyball (3), horseback riding (3), dancing (3), field hockey (2), ultimate Frisbee (2), tennis (2), badminton (2), karate (2), cricket (1), and cheering (1).



## **KNOWLEDGE GAINED FROM THE COMMUNITY INVOLVEMENT PROCESS**

A significant portion of the Johns Creek population has a stake in the city's recreation and parks system. As can be gleaned from the data presented in this section of the plan, most residents have varied recreational interests that include both active and passive pursuits and participate in both organized and individual activities.

From the results received during the community involvement process, there is consensus relative to the need for additional park land, for new parks located to improve geographic coverage, expanded recreational facilities, a broader range of program offerings to serve all age groups, a city-wide recreational greenway, additional trail linkages, and improved parks and facilities maintenance practices.

The community also indicated a consensus regarding the willingness to pay for system-wide improvements. The majority of those participating in the community involvement process indicated a willingness to support one, or more, permanent-significant funding sources in order to implement system-wide improvements over the ten-year planning period. Support was indicated for holding a referendum for a bond/tax increase and also a willingness was expressed to pay an annual special household assessment dedicated to recreation system improvements. If suitable land can be acquired, a strong support was indicated for building fields for tournament play and for the city to sponsor athletic tournaments.

The information gathered from the community involvement process was extremely informative and was utilized in development of the recommendations and formulation of the implementation program.

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## 03 COMMUNITY PROFILE

As it relates to a recreation and parks strategic plan, a community profile provides an overview of those demographic characteristics which influence the choices people make relative to recreational activities. Understanding the current and anticipated demographic trends impacts the resultant prioritization of proposed improvements to the recreation system.

In developing the community profile, Consultants also took a brief look at past and future development trends; a summary of data and studies that have been completed that could have an influence on the recreational experience of the user; and the formulation of design populations to be applied to both acreage and facilities standards. The acreage and facilities standards were used to determine specific needs for parks and facilities throughout the planning period.

### DEMOGRAPHIC CHARACTERISTICS

Four demographic characteristics exert a distinct influence on recreation system utilization and the specific types of recreation activities sought by the user: (1) age distribution of the population; (2) ethnicity; (3) educational attainment; and (4) income levels. Data pertaining to each is examined below, and general conclusions are drawn relative to the effect of each on recreational pursuits.

#### 1. Age Distribution

Age distribution is an important tool in determining the type of recreational activities potentially sought by community residents. There are three age groups that are typically addressed in developing recreation master plans:

- Under 14 years – primarily involved in youth sports and other organized youth activities
- 20 - 54 years – these are the “active adults”, the younger of which may still participate in organized athletics, but as they grow older preferences develop for more individualized activities
- Over 55 years – this group encompasses senior citizens who typically have a wide variety of recreational pursuits

The fourth group (15-19 years), sometimes referred to as the “lost teens” is seldom addressed in recreational planning. This group is comprised of individuals who are too old for youth sports, perhaps not athletically skilled enough to compete on High School teams, or whom are just not interested. Not addressing or providing for the needs of those aged 15 – 19 can contribute to these individuals developing unhealthy habits.

The 2010 Census indicated a total Johns Creek population of 76,728, with a median age of 38.4 years. **Table 1** provides a breakdown of population by the aforementioned age groups. A further breakdown of this table can be found in the **Appendix**.

**TABLE 1**  
**2010 CENSUS AGE GROUPS**

Age Groups	Population	Percent
<b>Under 14 Years</b>	18,985	24.7
<b>15 – 19 Years</b>	6,356	8.3
<b>20 – 54 Years</b>	38,113	49.7
<b>55 + Years</b>	13,274	17.3

The City's *Comprehensive Plan 2009 – 2030* did not have the benefit of 2010 Census data; however comparing the 2012 age group estimates with the 2010 census data show a fairly close correlation.

As the city continues to grow, it is obvious that most all age groups will continue to increase in terms of absolute numbers, with the largest percentage increases anticipated to occur in the 20 – 54 year group and in the 55+ age groups. The numerical increase suggests that opportunities for all age groups will have to expand, with a somewhat greater emphasis placed on provision of individualized, passive, and senior-friendly activities.

## 2. Ethnicity

Based upon the 2010 Census, Johns Creek is predominantly a white community, with a substantial Asian presence, and a lesser percentage of African-Americans and Hispanics. The *Comprehensive Plan 2009 – 2030* in their estimates for 2012 alluded to a growth in the white component of the community, a decline in the number of Asians, and a slight increase in African-Americans. *American Fact Finder*, the distributor of census data published estimates for 2014 that seem to be more in line with what is actually occurring. **Table 2** compares data on ethnicity from the above sources.

**TABLE 2**  
**ETHNICITY**

Ethnic Group	2010 Census	Comp Plan (2012)	American Fact Finder
<b>White</b>	63.5%	68.4%	62.5%
<b>Asian</b>	23.4%	15.9%	22.4%
<b>African-American</b>	9.2%	11.1%	10.9%
<b>Hispanic</b>	5.2%	5.7%	6.3%

While these data are not comparable by year, it is possible to use it to discern a trend, which is valid for use in developing this plan. It appears that the white population is slowly declining by percentage of the total, while the Asian population is remaining relatively stable. The Asian-Indian population was 8.3 percent in 2010 and has declined to 7.9 percent per 2014 statistics. The Asian-Chinese population is at 5.1 percent. African-Americans and Hispanic populations are increasing.

To summarize, the Johns Creek population while remaining relatively homogeneous is slowly diversifying. As far as a real concentration is concerned, the Asian population is



predominantly located in east Johns Creek, while African-Americans have chosen to live in the western portion of the community.

In order to provide a wide range of recreational opportunities for a diverse population, consideration should be given to inclusion of family-oriented activities in addition to organized athletics and traditional programming.

### **3. Educational Attainment**

The Johns Creek community is highly educated, with approximately 90 percent of the labor pool employed in white-collar positions. The 2010 Census revealed that 97.3 percent of the population were high school graduates and 64 percent held a college degree or graduate degree.

*American Fact Finder* statistics for 2014 show that the percentage of both high school and college graduates has slightly declined to 96.2 percent and 63.3 percent, respectively.

There is a correlation between a community's educational attainment levels and recreation participation. Generally, more highly educated individuals and families pursue more individualized activities and participation in educational and cultural programs and activities increase.

### **4. Income**

Johns Creek is one of the most affluent communities in Georgia. In 2010, the median household income was \$106,950, and median family income was \$118,765. By 2013, according to *American Fact Finder*, these income levels increased to \$109,224 and \$121,311, respectively. Within the city, the southern portions of the city are among the most affluent, while slightly lower income levels characterize portions of the west and northwest.

The effects of income levels on recreation are multi-fold. With increased income there is a commensurate increase in disposable income. As individuals and families seek outlets for disposable income, many focus on increasing their participation in recreational programs.

## **DESIGN POPULATIONS**

The Recreation and Parks Strategic Plan utilizes design populations as the principal means for determining present and future need for park land and recreation facilities.

### **Population Trends**

Discussed further below, both the *Comprehensive Plan 2009 – 2030* and the initial *Comprehensive Parks and Recreation Master Plan* address population and provide forecasts based upon census tract data. The Comprehensive Plan estimated a population of 70,050 in 2007 and an annual growth rate of 1.97 percent.



The 2009 *Comprehensive Parks and Recreation Master Plan* afforded a more in depth analysis of population by census tract and concluded that the most significant future growth would occur in the east/northeast and western portions of the city during the ten year planning period.

The 2010 Census indicated a population of 76,728. With a land area of approximately 32 square miles, this equated to an overall population density of 2,398 persons per square mile. Based upon the census data the total population of the city exceeded the forecasts made in the comprehensive plan; not atypical considering how cities in this part of the Atlanta metropolitan area has grown during the period 2000 – 2010.

Estimates provided by the Bureau of the Census for 2014 placed the Johns Creek population at 82,788. **Table 3** presents forecasts for the period 2015 through 2025 based on actual residential units built as of June 30, 2015.

**TABLE 3  
POPULATION FORECASTS**

Year	Population Forecast	Design Population
<b>2015</b>	80,148	81,000
<b>2020</b>	85,368	86,000
<b>2025</b>	90,967	91,000

When planning for the recreation system it is generally more prudent to estimate design populations on the high side as opposed to underestimating. Trimming budgets for capital projects if growth does not attain forecast levels is far easier than it is to increase them if growth exceeds target year forecasts.

#### **COMPREHENSIVE LAND USE PLAN: DEVELOPMENT TRENDS**

The Community Agenda section of the *Comprehensive Plan 2009 – 2030* addresses land use and development trends. Development patterns, intensity, and future land use are all of great importance to the recreation planning process for reasons including:

- Parks should be located proximate to population concentrations;
- Existing development patterns are indicative of underserved areas;
- Development patterns can indicate the direction of future growth;
- Development intensities can limit geographic accessibility to parks;
- Existing land use patterns provide insight relative to activity centers;
- Future land use is an indicator of potential locations for land acquisition and park development; and
- Future land use affords insight into the future location of linkages between parks and between parks and activity centers.

### **Existing Land Use – Comprehensive Land Use Plan**

The city of Johns Creek is approaching build out, with ten percent of the total land area being vacant or undeveloped. Fifty-six percent of the city's land use consists of single-family neighborhoods. Residential development intensities vary from low density to high density, but moderate density subdivisions predominate. The *Comprehensive Plan 2009 – 2030* categorizes residential development as follows:

- Low density – two dwelling units or less per acre;
- Medium density – two to five dwelling units per acre; and
- High density – undefined, but greater than five dwelling units per acre.

Approximately thirty-five percent of the land area within Johns Creek is occupied by medium density residential development. Also, the majority of single-family dwellings are large in terms of square footage, as would be expected considering income levels of the resident population.

The highest concentrations of medium residential development are north of State Bridge Road and west of Medlock Bridge Road and between Haynes Bridge Road and Jones Bridge Road. Lower density residential development predominate south of Old Alabama Road and east of Medlock Bridge Road and north of Bell Road.

The majority of non-residential land use consists predominantly of golf courses, institutional uses (i.e., religious and schools), retail commercial, unenclosed strip shopping centers, and modern office and manufacturing complexes. Non-residential development represents approximately 16% of the total land area within the City. Non-residential commercial land uses are concentrated within arterial corridors such as Medlock Bridge Road, and at the intersection of major arterial thoroughfares such as: State Bridge Road/Medlock Bridge Road; McGinnis Ferry Road/Medlock Bridge Road; Jones Bridge Road/Abbotts Bridge Road; State Bridge Road/Jones Bridge Road; and Jones Bridge Road/Old Alabama Road.

### **Character Areas and Activity Centers - Comprehensive Land Use Plan**

As a precursor to developing the future development plan, the comprehensive planning process mandates the identification and analysis of “character areas” and significant activity nodes. These character areas include locales having similar characteristics (population, socio-economic levels, and land use) that may, or may not include community activity centers.

These areas are important to the recreation planning process since each can be unique in nature, contain homogeneous population groups and generate similar demand for specific types of recreation.

The *Comprehensive Plan 2009 – 2030* identifies six activity nodes of varying development intensities. Each of these are located proximate to the intersection of two major thoroughfares, two of which are characterized by low intensities of development, and

include residential development (Jones Bridge Road/Old Alabama Road and Haynes Bridge Road/Old Alabama Road). Both of these nodes are relatively close to each other and are presently served by Newtown Park.

The remaining four (Jones Bridge Road/State Bridge Road, Jones Bridge Road/Abbotts Bridge Road, Medlock Bridge Road/State Bridge Road, and McGinnis Ferry Road/Medlock Bridge Road) are more intensively developed. The activity node at the intersection of Jones Bridge Road and Abbotts Bridge Road is predominantly retail, with adjacent residential areas served by Ocee Park. The Jones Bridge Road/Abbotts Bridge Road node contains a mix of commercial businesses with a larger expanse of surrounding residential development, presently served by Webb Bridge Park in neighboring Alpharetta. The State Bridge Road/Medlock Bridge Road location is a primary retail location with a concentration of adjacent higher density residential uses. No parks presently serve this area. The remaining activity node at McGinnis Ferry Road/Medlock Bridge Road is the Johns Creek - Technology Park and includes offices, manufacturing, the city government center, a mix of retail uses, and recently, residential multi- and single-family developments. This node is unserved by parks and is most likely to experience future redevelopment. In 2015, the City began a major planning process for the area known as “The Central Business District” or simply “The District.”

Nine distinct neighborhood communities were identified as part of the comprehensive planning process. Each of these were examined as part of the recreation planning process to determine adequacy of service by parks and facilities, and in particular the feasibility of developing neighborhood parks and linkages. The neighborhoods are River Estates, Morton Road, Autrey Mill Pastoral, St Ives/Sugar Mill, Shakerag, Newtown, Ocee, Warsaw, and Seven Oaks.

### **Future Development - Comprehensive Land Use Plan**

The Future Development Map which is a part of the *Comprehensive Plan 2009 – 2030* is not so much a land use plan as it is a more detailed extension of the character areas. The map focuses on changes and expansion of the activity nodes relative to adjacent neighborhoods and it includes city gateways as a focal point of future development.

Future residential development will predominantly take the form of development of vacant agricultural lands and the redevelopment of underutilized shopping centers as well as Johns Creek – Technology Park. Specific transitional areas are identified as potential redevelopment objectives.

The *Comprehensive Plan 2009-2030* seeks to address several issues and opportunities identified earlier in the comprehensive planning process, all of which will have an impact on the Recreation and Parks Strategic Plan. These include the following:

- The ability of residents to move through the community and have accessibility to various activity nodes;

- The potential imbalance in the city's tax base created by a preponderance of residential development;
- A need for easements, set-asides, and development tradeoffs to accommodate linkage between developed areas and recreation land;
- Connectivity to area trails and greenways;
- Lack of neighborhood and community parks and facilities; and
- The potential to dedicate park land in redevelopment areas, to include pocket parks.

## **OTHER STUDIES AND REPORTS IMPACTING RECREATION**

In addition to the *Comprehensive Plan 2009 – 2030*, several other studies, reports, and data have had an impact on the recreation planning process.

**Comprehensive Parks and Recreation Master Plan** – An initial recreation planning effort was undertaken by the city in 2009. Substantive recommendations contained in this document include:

- Administrative and staffing priorities
- Increase the number of non-athletic program offerings
- Develop indoor programs for adults
- Examine registration policies and potential non-resident surcharges
- Investigate ways to increase revenue-producing facilities
- Expand Shakerag, Newtown, and Ocee Parks
- Acquire land for trailheads
- Develop greenways
- Acquire land acquisition for a new community park
- A ten-year, \$101 million capital improvements program

**Green Plan** – The Green Plan was prepared and adopted as an Appendix to the Comprehensive Plan. The Green Plan was based on public participation and affirmed a desire to protect environmentally sensitive areas, include parks in future redevelopment projects, ensure a focus on quality parks and facilities, include neighborhood parks in the future, and provide better accessibility to the Chattahoochee River.

Twenty policy recommendations were advanced, among which included:

- Scenic parks along the Chattahoochee River
- A new centrally-located community park
- A network of new neighborhood parks
- Additional athletic fields and facilities
- An indoor community center
- Additional joint-use of Fulton County school properties
- Connectivity between existing parks using greenways
- Development of new greenways and interconnect with those of adjacent communities

**State Comprehensive Outdoor Recreation Plan: 2014 – 2016** – The latest update of the SCORP highlights primarily recreation issues facing Georgia's providers and targets municipalities to achieve cooperative action. A public forum revealed that the primary desires of persons recreating in Georgia include: pleasure walking, family gatherings, gardening, viewing scenery, and attending outdoor sporting events. The state's priorities for the expenditure of federal funds will be to support healthy opportunities, promote economic vitality, and to protect natural spaces. These objectives should be considered when pursuing projects for federal funding.

**Strategic Economic Development Plan** – In 2015, the city began developing an Economic Development Strategy that studies the City's strengths, weaknesses, opportunities, and threats to economic growth. As it relates to recreation and parks, significant consideration is given into opportunities to make different activity centers destination attractions. One such destination attraction studied is a Cultural Arts Center or small Performing Arts Venue. The draft Economic Development Strategy also suggests the economic impact of parks programs as an economic development generator, particularly tournaments and tournament play should the city be able to pursue acquisition and development of an athletic tournament complex.

**The District Plan** – In 2015, the city began a study of a 720-acre commercial district that was developed in the 1980s as Technology Park – Johns Creek. Located in north, central Johns Creek – along Medlock Bridge Road between McGinnis Ferry Road and Abbotts Bridge Road, this area functions as the city's central business district but with ownership divided between many developers would benefit from a cohesive strategy and master plan for the future. The preliminary market assessment indicated that redevelopment of Technology Park - Johns Creek will not occur absent a specific catalyst. To explore potential catalytic projects, Consultants forwarded several preliminary concepts at public meetings in April 2015. As it relates to recreation and parks, concepts well received by the community included the addition of key features such as a Town Green, pedestrian network, better utilization of existing water features, and possibly the creation of a commercial canal district. Given the central business district context, in which land values are elevated, the creation of redefined linear park land offering enhanced visual and activity enhancements, coupled with an activity anchor, could be utilized to meet recreational needs while spurring additional private investment redevelopment efforts.

## 04 INVENTORY & ASSESSMENT

In May 2015, an inventory of Johns Creek recreation sites was conducted. The inventory included: city parks and facilities, to include indoor facilities; school recreation areas where joint-use agreements are in place; local churches; units of the Chattahoochee River National Recreation Area (CRNRA); and undeveloped parcels in city ownership that are suitable for park development.

As there are several parks in neighboring municipalities that receive utilization by Johns Creek residents, these are singled out in order to identify the potential for unnecessary duplication of facilities. Greenways and trails that can potentially be used by Johns Creek residents are also included as part of the facilities inventory.

There also exist privately owned and operated recreation facilities in Johns Creek. These were considered as part of the inventory assessment since many local residents have access to them. The city cannot modify, develop new facilities, maintain or program these sites, they are not formally counted as part of the city's inventory. These facilities were considered as an effect on in the development of the needs assessment.

This section of the plan also incorporates an inventory of athletic and non-athletic programs offered to residents and non-residents and an assessment of present participation levels and service delivery.

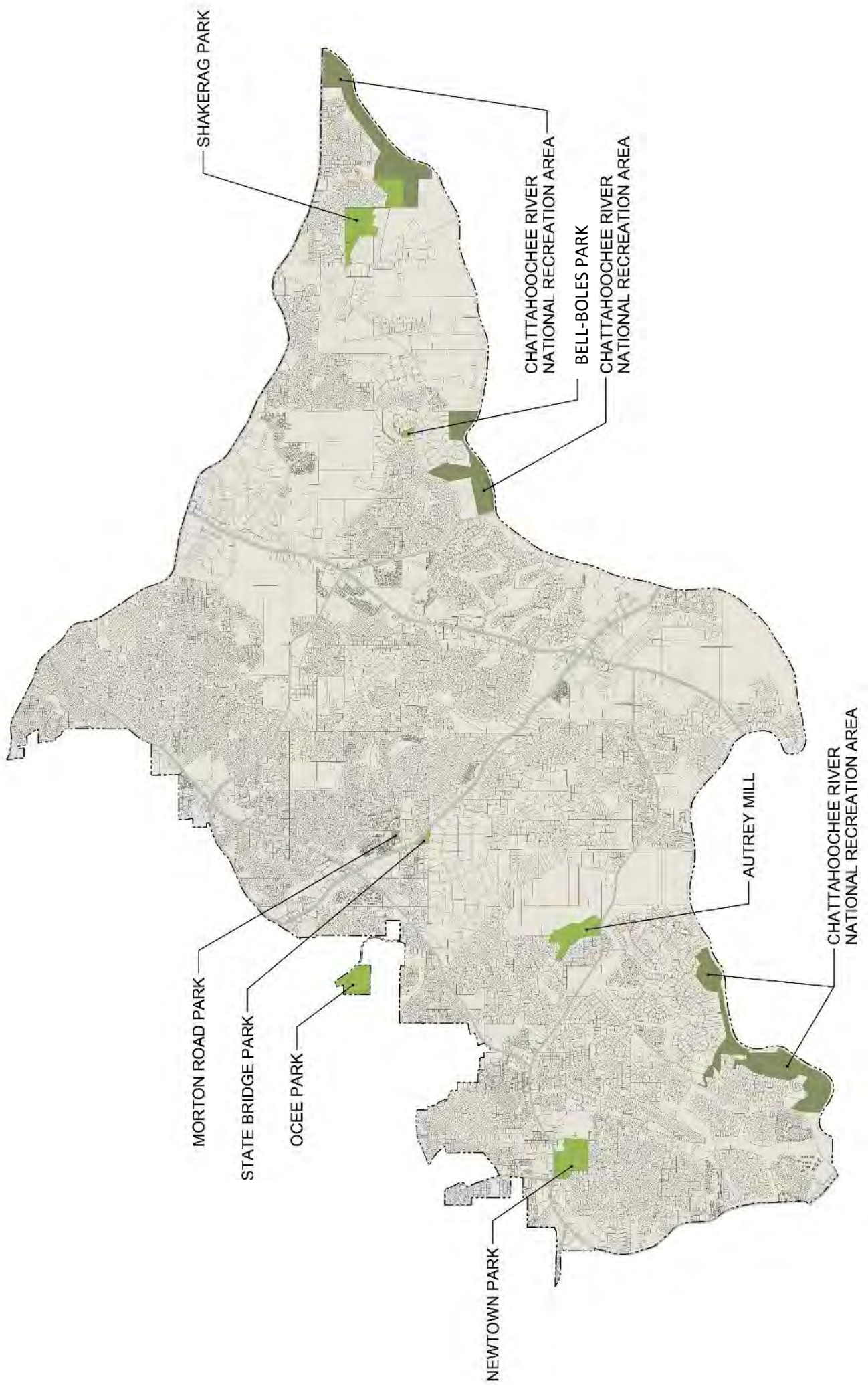
### **GEOGRAPHIC ACCESSIBILITY OF PARKS**

Johns Creek is presently served by four large parks, one in the northeast (Shakerag), one in the south central (Autrey Mill Nature Preserve), one in the west (Newtown Park), and one in the northwest (Ocee Park). All except for Autrey Mill Nature Preserve provide a mix of both active and passive facilities.

Hindered geographical accessibility to parks and recreation sites is not uncommon for residents of cities within the Atlanta metropolitan region, and to a certain extent people have adapted to it.

With the exception of Autrey Mill Nature Preserve, the other three parks are proximate to the periphery of the city, making accessibility more difficult, particularly during periods of peak traffic. Residents travelling to city parks are faced with crossing several intersections that are normally busy at all hours. As the location of existing parks is not going to change, one goal of this plan will be to provide new parks and/or linkages, where feasible, that can afford reduced travel time via alternative travel means.





SHAKERAG PARK

CHATTAHOOCHEE RIVER  
NATIONAL RECREATION AREA

BELL-BOLES PARK  
CHATTAHOOCHEE RIVER  
NATIONAL RECREATION AREA

AUTREY MILL  
CHATTAHOOCHEE RIVER  
NATIONAL RECREATION AREA

MORTON ROAD PARK

STATE BRIDGE PARK

OCEE PARK

NEWTOWN PARK

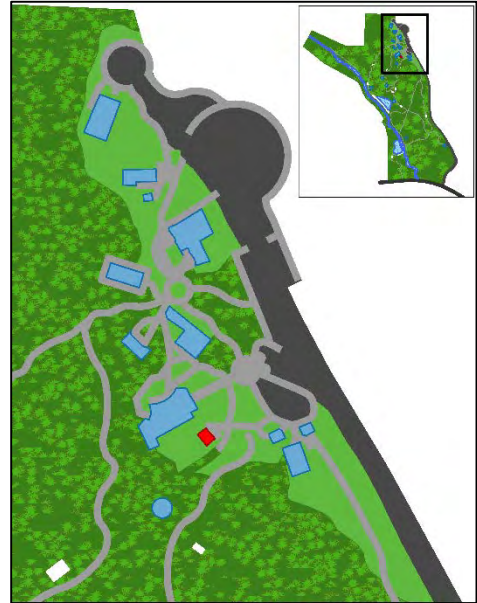


## **CITY PARKS**

The City of Johns Creek owns, operates, and maintains four parks. Three are community parks (Newtown, Ocee and Shakerag parks), and one (Autrey Mill Nature Preserve) is a passive-use park. In addition, three undeveloped future parks (Bell-Boles, Morton Road, and State Bridge Road) are owned by the city. The following presents a summary of the on-site inventory conducted for each of the four (4) developed parks.

### **Autrey Mill Nature Preserve**

Autrey Mill Nature Preserve is a passive park located in south central Johns Creek, and is accessed from Old Alabama Road via Autrey Mill Road. The park is bordered to the west and northwest by residential development. Bordering the park to the east is a Fulton County water resources reservoir. The park occupies a land area of 46 acres, most of which consists of rolling topography and is covered by native forest. The majority of the property is under a perpetual conservation easement which establishes this property as a protected property. The agreement also limits the types of structures that can be developed on the property.



Historic farmstead buildings, referred to as Heritage Village, occupy the northernmost section of the park and interpretive features that date back to the 1880's. The village area and a small section at the entrance are not subject to the conservation easement. The remainder of the site is a passive park with five nature trails that traverse the property and total about two miles in length, offering views of the creek, panoramas of a ravine forest, local lore, native artifacts, wildflowers, and an old mill and gold mine.

The non-profit Autrey Mill Nature Preserve Association manages programming at the park and the city provides maintenance services of the grounds.

### **Newtown Park**

Located in the western portion of the city, Newtown Park is the city's most intensively developed community park. Accessible from both Old Alabama Road and Brumbelow Road, there are adjacent residential subdivisions along the western and southern park boundaries. None of the park recreational facilities are presently lighted.

The park contains 52 acres and is characterized by rolling topography with trees and vegetation along the western and southern boundaries. A small detention pond is located close to the eastern edge. Active recreation facilities are clustered at the center and northeastern portions of the park. The park contains athletic fields and tennis courts, a unique dog park, community garden, clubhouse, senior center, large amphitheater with a pavilion, and veteran's memorial walk, among other amenities. There is also a walking trail around most of the park perimeter.



The non-profit Newtown Recreation Athletic Association manages all park athletic programs.

### **Ocee Park**

Located south of Kimball Bridge Road and accessed from Buice Road, Ocee Park is surrounded by the City of Alpharetta. This community park occupies a land area of 37 acres and is principally devoted to baseball and softball programs. Other facilities include a playground, sand volleyball, tennis, and basketball courts. The topography is generally level, with some terracing, and there is extensive tree cover in portions of the southernmost part. Residential development borders the park on the east, south, and western boundaries. There is a loop trail system around the perimeter of the athletic fields and connected to other trails that traverse the park.



The non-profit Ocee Park Athletic Association manages all park athletic programs.

### **Shakerag Park**

Shakerag Park is a 66-acre community park located adjacent to River Trail Middle School and is accessed from Bell Road via Rogers Circle. The park is characterized by

rolling topography, trees, and includes a large lake. The southeastern portion of which is undeveloped. The park is bounded on the north by residential subdivisions and on the south and west by an elementary and middle school. The city has a joint-use agreement in place with the Fulton County Board of Education for several of the athletic facilities at River Trail Middle School. Other facilities include large open play fields, restrooms, and the only track in the Johns Creek recreation system.



Shakerag Park is not as intensively developed as Newtown or Ocee parks, with athletic facilities clustered to the south and eastern portions of the park. The environment to the west of the lake includes a trail system that winds through a forested area. The park also shares a border with the McGinnis Ferry Section of the Chattahoochee River National Recreation Area of the National Park Service.

**TABLE 4: EXISTING JOHNS CREEK PARKS**

Size and Characteristics	Autrey Mill	Newtown	Ocee	Shakerag
Total Park Acreage	46	52	37	66
<b>Active Acres</b>	0	45	28	15
<b>Passive Acres</b>	46	7	9	51
<b>Topography</b>	Rolling/Steep	Gently Rolling	Terraced	Rolling
<b>Vegetation</b>	Forest	Trees	Trees	Trees
<b>Water Features</b>	Creek/Shoals	Pond	Pond	4 acre Lake
<b>Wetlands</b>	Yes			
Utilization	Moderate	Heavy	Seasonally Heavy	Light/Moderate
Neighborhood Compatibility	Compatible	Compatible	Compatible	Compatible

Active Facilities	Autrey Mill	Newtown	Ocee	Shakerag
<b>Ball Fields</b>		4 UL	8*, 7 L/1 UL	
<b>Soccer Fields</b>		2 UL		
<b>Lacrosse Fields</b>		1 UL		
<b>Multi-Purpose Fields</b>				3 UL
<b>Open Play Fields</b>		1		
<b>Tennis Courts</b>		6 UL	2 UL	
<b>Basketball Courts</b>		2 UL	2 UL	
<b>400M Track</b>				1
<b>Sand Volleyball Courts</b>			2 UL	
<b>Batting Cages</b>		2	25	
<b>Bocce Courts</b>		2		
<b>Playgrounds</b>		2	2	1
<b>Walking/Jogging Trails</b>	2.0 Mi.	1.1 Mi.	1.5 Mi.	
<b>Dog Parks</b>		1		

L – Lighted, UL – Unlighted, \*Two with adjustable outfield fences

Passive Facilities	Autrey Mill	Newtown	Ocee	Shakerag
Picnic Shelters	1	13	4	4
Picnic Shelters w/Storage			1	
Picnic Tables	Yes	Yes	Yes	
Amphitheaters	1 Small	1 Large		
Gazebos/Pergolas	1	1		
Community Gardens	1	1		
Veteran's Memorial		1		
Landscaped Memorial		1		
Wildlife Blind	1			
Fire Pit	1			
Game Boards	Yes			
Nature Trails	2 Mi.			1 Mi.
Tenant Farm Home	1			
Stage Shed Structure	1			
Farm Museum	1			
Outhouse	1			
Visitor's Center	1			
Garden Home	1			
Green Country Store	1			
Church	1			
Chapel	1			
Barn	1			
Gold Mine	1			

Indoor and Support Facilities	Autrey Mill	Newtown	Ocee	Shakerag
Senior Center		1		
Club House		1		
Maintenance Facility		1	1	
Restroom Buildings	1	3	1	
Concessions/Restrooms		1	1	1
Storage Buildings	1	1	1	1
Covered Bleachers		Yes	Yes	
Interpretive Signage	Yes			

## CITY PARKS REPAIR AND MAINTENANCE NEEDS

The existing parks in the current Johns Creek Parks system were inventoried for general maintenance and safety needs. The overall maintenance condition and care of the parks is relatively well executed and in good condition. The public input survey gives the maintenance of the parks good marks and the citizens are generally satisfied with the current conditions. There are some items identified that need to be addressed from an overall system standpoint.

Contractor Maintenance: The city currently contracts overall parks maintenance to an outside contractor. This generally leads to an ever-decreasing attention to detail as the contract progresses if there are no performance standards attached to the contract. With the current maintenance contract (effective October 1, 2015), the city has taken great care to specifically detail maintenance requirements.

Performance Standards: Routine maintenance standards need to be established and tied to a monthly performance evaluation of the work performed by the maintenance contractor. Compensation to the contractor to be based on how well the contractor meets the standards as defined in the contract. If they fall short of the minimum standards, they are not paid the full draw for that month.

Wayfinding system: There needs to be a uniform signage and directional system that addresses the various needs of identifying facilities and navigating through the parks. In some parks it is difficult to know where certain facilities are located and the best parking to serve those facilities. There is also a lack of pedestrian orientation and directional signage on the walkways and trails.

Uniform Standards: Benches, trashcan, picnic tables, bike racks, and other common elements throughout the parks system should be the same color, style, material and manufacturer. This facilitates the process of repair, replacement, and expansion within the system.

Restrooms: There are a variety of different architectural styles and materials for the various restroom facilities thorough out the parks. These structures include different mechanical, plumbing, and roofing systems.

Shelters: There is a variety of shelters, bleachers, and shade structures throughout the system that includes prefabricated and custom-built structures. There are also a number of different roof types including asphalt shingle, metal, and canvas all requiring different time schedules for replacement and repair.

Play Structures: Structures throughout the parks system were installed in different years and are consequently at different ages in their life cycle. Play structures require periodic safety inspections during their life cycles to insure the safety of the users. The play structures are inspected monthly by the maintenance contractor and inspected annually by an outside third party Certified Playground Safety Inspector. With the structures at different ages, the inspections and repairs occur at different intervals.

Shade on Play Structures: Although the city has undertaken to introduce shade to a number of the main play structures, additional evaluation should be given to the need for shade over other smaller play structures. Not all play structures should be shaded.



Asphalt Resurfacing: The parking lots within the various parks were constructed at different times and consequently are showing different levels of aging and wear.

Tree Pruning: There are different maturity levels of site trees within the parks that are both pre-existing and installed. The general health of the trees seem to be good, but there is a lack of lower limb pruning of the planted trees and thinning of existing natural woodland areas.

Field Care: The playing fields are generally maintained by the city with some assistance from the athletic associations. This creates a lack of uniformity in turf care, maintenance, and applications.

Infields: Infields are raked daily to prepare for play. These repetitive processes create bumps along the outfield grass line that can effect play and safety for the players. Wear pits at 2<sup>nd</sup> base, pitcher's mound, and home plate also present hazards to play and drainage. Infields need to drain to the outfield rapidly to improve the schedule for return play after a rain event.

## **INDOOR FACILITIES**

There are presently two city indoor recreation facilities within Johns Creek – both of which are located in Newtown Park. The following presents a summary inventory of the amenities in each of these.

### **Park Place**

Located in the northwest corner of Newtown Park, Park Place is the former Newtown School built in 1929, renovated and opened as an active senior center in 2011. The building occupies 4,800 square feet and is currently at capacity. The facility's hours are Monday through Wednesday 9:00 AM until 3:30 PM, Thursday from 9:00 AM to 8:00 PM, and 9:00 AM through noon on Fridays.



The facility consists of a large meeting room, two classrooms, two studio facilities, a commercial kitchen, administrative offices, and restrooms, and is also wired for internet access. Outside facilities include a front porch, large patio, and two (2) bocce courts.

### **Community Clubhouse**

Located in the northwest corner of Newtown Park, the Community Clubhouse (approximately 1,500 square feet) was renovated in 2009 and has a capacity of 75 persons. The principal feature of the clubhouse is a large (800 square foot) multi-purpose room. The Community Clubhouse has a small basic kitchen with a refrigerator, microwave, and sink. The Community Clubhouse has ADA restrooms, a patio, and a wooden deck.



### **SCHOOL RECREATION AREAS**

The city of Johns Creek has one joint-use agreement with the Fulton County Board of Education for the outdoor recreational facilities at River Trail Middle School. These facilities have been included in the inventory as both the school and city have the ability to expand and improve the types of recreational opportunities on the site.

#### **River Trail Middle School**

The joint-use agreement for River Trail Middle School recreation area pertains only to the outdoor facilities and runs through the year 2050. School facilities included in the agreement include two ball fields, four tennis courts, and two basketball courts, occupying a total of 4.0 acres.

The terms of use provide for exclusive school use of these facilities Monday through Fridays between the hours of 7:00 AM and 6:00 PM during the school year. The city can request use of school facilities after regular school hours and before 6:00 PM, and can use such facilities after 6:00 PM weekdays, and on weekends from 7:00 AM until sunset. City also has use of the schools fields all day during the summer months when school is not in session.

A matrix in the **Appendix** provides facilities inventory information for other Johns Creek schools and churches.

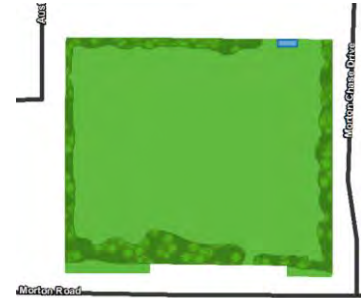
### **UNDEVELOPED CITY PROPERTY**

The City also owns three undeveloped parcels of land planned for future park use. One is planned for a future pocket park and the other two are planned to become small neighborhood parks.



### **Morton Road Park**

Morton Road Park is located proximate to the intersection of Morton Road and State Bridge Road, and consists of approximately four acres. The site is cleared and the slope increases to the north and west. The presence of a Georgia Power easement along the eastern side of this site affords space for a trail head as part of a potential recreational greenway/trail system traversing the city from north to south.



### **Bell-Boles Park**

At the intersection of Bell Road and Boles Road, the City purchased a tract of land for a transportation project that will develop a roundabout to relieve traffic. The remaining property reserved for park use will be approximately two acres. The site is proximate to a moderate density of residential subdivisions and should receive good utilization as a future pocket park.



### **State Bridge Road Park**

The third undeveloped property consists of slightly less than five acres and is located on State Bridge Road immediately south of its intersection with Cambridge Drive. This future neighborhood park is wooded and some preliminary work has been done to delineate a perimeter trail. The same Georgia Power easement that bounds Morton Road Park bounds this property on the northwest and can become part of a potential north to south greenway trail.



## **RECREATIONAL GREENWAYS, TRAILS, AND RIGHTS OF WAY**

The City of Johns Creek currently has four multi-use trails (for a total of approximately 9 miles) along: Bell Road, Rogers Bridge Road, State Bridge Road, and the Johns Creek Greenway (primarily along Medlock Bridge Road).

Johns Creek does not presently have any true “recreational greenways” defined as a trail in a natural corridor outside of a park. The only recreational trail consists of the vacant right-of-way of Rogers Bridge Road, which extends southward from Bell Road to the Chattahoochee River – a distance of 0.88 miles. This 60 foot right-of-way offers the opportunity to develop a recreational greenway that will link to Gwinnett County if and when the City successfully refurbishes or replaces the historic Rogers Bridge across the Chattahoochee River.

## **OTHER PUBLIC RECREATION SITES**

The National Park Service (NPS) owns and operates three units of the Chattahoochee River National Recreation Area (CRNRA). A fourth unit is proximate to the corporate limits of Johns Creek. Each of these units are located along the Chattahoochee River on the southern or

eastern boundary of the city and offers a wide range of passive recreational opportunities not usually found in highly urbanized areas. Each of the CRNRA units are relatively difficult to access as the National Park Service's receptivity to making connections with municipal recreational facilities has been low in past years. Recently, the NPS has indicated they are open to joint partnership in developing facilities as long as they meet the state and national regulations governing NPS lands. Impervious trails are prohibited on NPS property.

#### **Abbotts Bridge – Chattahoochee River National Recreation Area**

Abbotts Bridge spans the Chattahoochee River and is partially located in the City of Duluth. The portion within Johns Creek is along the east side of Duluth Highway. The site occupies a land area of 207 acres, and with the exception of a large parcel of commercial development (which is surrounded on three sides by Abbotts Bridge) is heavily vegetated. Access is from Duluth Highway. Facilities present within this unit include limited parking, picnic areas, a boat launch area, restrooms, and a single woodland trail.



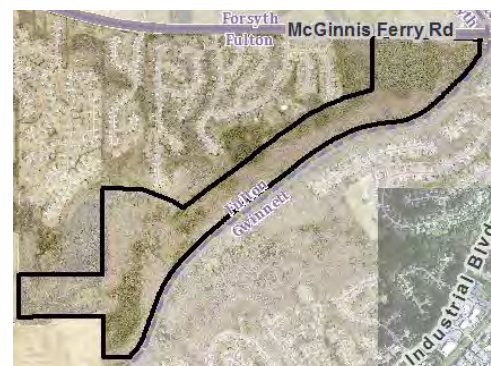
#### **Jones Bridge – Chattahoochee River National Recreation Area**

The Jones Bridge unit is located entirely within Johns Creek and is accessed via the Jones Bridge unit access road from its intersection with Barnwell Road. The encompassed land area of 183 acres is heavily vegetated. Directly adjacent to this unit on Barnwell Road is the Chattahoochee River Environmental Education Center, whose programs focus on experiential encounters and classroom teaching. Facilities within this unit include: parking, picnic areas, a canoe launch, restrooms and an extensive trail system (approximately 5.0 +/- miles). There is also a wheelchair-accessible trail.



#### **McGinnis Ferry – Chattahoochee River National Recreation Area**

The McGinnis Ferry unit is located in both Johns Creek and Forsyth County and is presently undeveloped. The majority of the 161 acres is within Johns Creek and is directly adjacent to Shakerag Park. The unit has no parking and access is via undeveloped pathways. There is a boat launch access ramp on the Forsyth County side of McGinnis Ferry road that allows easy access to the river, but parking is limited.





### **Medlock Bridge – Chattahoochee River National Recreation Area**

Located in Peachtree Corners, this site is adjacent to the city limits of Johns Creek and is south of Medlock Bridge Road. It is accessible via an entry point on the east side of Medlock Bridge Road, just south of the Chattahoochee River crossing. The Medlock Bridge unit occupies an area of 187 acres in Peachtree Corners. Within this unit is parking, a boat launch area, picnic facilities and an extensive trail system.



### **Other NPS Land**

The NPS has recently purchased an additional 44.24 acres within Johns Creek. The land is also located adjacent to the historic Rogers Bridge. The 44.24 acres of NPS land sits between (but not adjacent) to the McGinnis Ferry unit and the Abbotts Bridge unit. The land is completely undeveloped, mostly cleared, and is partially floodplain.

## **PRIVATE RECREATION**

In addition to recreational opportunities offered by the city and the National Park Service, there are a number of private providers having recreation facilities within Johns Creek, or immediately adjacent to the city. These include: golf and country clubs, area churches, swim clubs, fitness clubs, gymnastics, YMCA, tennis clubs, subdivision recreation areas, and an arts center.

### **Golf and Country Clubs**

There are five private golf and country clubs in Johns Creek and one public golf course. The following summarizes recreational facilities at each:

1. Atlanta Athletic Club – two 18 hole courses, one 18 hole par 3 course, 14 tennis courts and one swimming pool
2. Country Club of the South – one 18 hole course, four tennis courts, and one basketball court
3. Rivermont Golf and Country Club – one 18 hole course, two tennis courts and one swimming pool
4. River Pines (public) – one 18 hole course and one nine hole par 3 course
5. St. Ives – one 18 hole course, 16 tennis courts and one swimming pool
6. Standard Club - one 18 hole course, eight clay tennis courts, four hard courts, four indoor courts, fitness center, and one junior Olympic swimming pool

### **Large Area Churches**

Three large churches provide a range of recreational activities to members and to the general public. One of these churches participates in joint facilities use with one of the city's recreation athletic associations.

1. Johns Creek United Methodist Church has four outdoor multi-purpose/soccer fields and a gymnasium with both full court and cross court basketball courts. The full court layout can also accommodate volleyball. The church offers winter and fall indoor sports programs and spring, fall, and winter outdoor programs. Sports programs are offered to the public at-large, and the church has an agreement in place with Newtown Recreation.
2. Mt. Pisgah Church has a ball field, playground, multi-purpose field and a gymnasium, all of which primarily serve their youth athletic programs. No adult recreation programs are offered.
3. Perimeter Church has both outdoor and indoor recreational facilities, including: a gymnasium with basketball courts, two multi-purpose fields (soccer and lacrosse), a grassed play field, a six – lane synthetic surface track, an eight – lane sprint track and three lighted tennis courts. During summer months, Camp All-American operates for residents of the community and serves youth ages three through 17 years.

The schools and churches matrix in the **Appendix** provides an inventory of the recreational facilities at all of the Johns Creek schools and churches. It also identifies those institutions with which the parks department or recreation associations have an agreement for use of the facilities.

### **Swim Clubs**

There are two swim clubs in the immediate area. Both offer a range of competitive programs and water sports.

1. Dynamo Swim Center has two 25 yard competition pools, one with eight lanes and the other with four. In addition to competitive programs Dynamo offers lessons; water polo; and wellness programs for youth, adults, and seniors.
2. Swim Atlanta is located in Suwanee, immediately north of the Johns Creek corporate limits. This facility offers programs similar to those offered by Dynamo Swim Center.

Additionally, discussed later in subdivision recreation, many of Johns Creek's country clubs, neighborhoods, and apartments provide swimming pools. A significant number of those have recreational swim teams.

### **Fitness Clubs**

There are a variety of membership fitness centers in Johns Creek, focusing on all aspects of fitness training including: personal training, individual workouts, and group training. These facilities serve most age groups, including older adults.

1. Lifetime Fitness is a large facility in central Johns Creek that includes among its facilities both indoor and outdoor swimming pools. Training regimens include cardio exercise, fitness training, yoga, Pilates, and free weights. There is also a rock wall, spa, squash courts, and a basketball courts for members.
2. LA Fitness is similar to Lifetime Fitness in that it provides its members with various fitness training regimens, and facilities also include racquetball, basketball, a spa and swimming pool.
3. Fitness Together focuses on personal training and nutrition. Fitness Together offers programs for youth, adults, and older adults. Offerings include: youth and adult fitness training, mixed martial arts, and Boot Camps.
4. Redcove is a relatively new fitness facility with a focus on weight loss and nutrition. Redcove offers personal weight loss training and interval training programs. In addition, facilities include a laboratory for nutritional testing.
5. Anytime Fitness has a new facility in the Kroger Shopping Center across from Newtown Park. Anytime Fitness focuses on providing a neighborhood-style fitness club offering a variety of cardio, strength, and free weight equipment.

### **Gymnastics**

There are two gymnastic centers in the immediate area. Both offer a range of programs.

1. All Around Gymnastics is a 14,000 square foot gymnastics center. Their programs focus on youth from pre-school through teens. The two-level facility includes a large gym and pre-school and early youth rooms. All Around Gymnastics offers a wide range of classes and also gymnastic camps.
2. Stingray Gymnastics is a gym facility offering a variety of programs including cheering clinics, summer camps, trampoline and tumbling.

### **YMCA**

The Ed Isakson/Alpharetta Family YMCA, while located northwest of the City of Johns Creek, provides membership services and programs to many city residents. The YMCA has indoor and outdoor swimming pools, courts, fitness machines, free weights, and a climbing wall. Programs are offered for childcare, after school, teens, adults and seniors. An abbreviated listing of offerings include: camps, fitness training, wellness, special needs training, nutrition, basketball, volleyball, swim, safety, soccer, climbing, flag football, martial arts, running, and cheerleading.



The Robert D. Fowler Family YMCA, while located south of the City of Johns Creek, also provides membership services and programs to many city residents. The facilities and programs offered are similar to those of the Ed Isakson/Alpharetta Family YMCA.

### **Tennis Clubs**

There are three tennis clubs/academies in Johns Creek. Each contains tennis courts and a swimming pool.

1. Silvia Tennis Academy has two locations in the northern part of the city. Each has a swimming pool. The northern location has eight lighted courts and the southern location has six lighted courts.
2. Medlock Bridge Tennis Center is located in the eastern portion of Johns Creek. This facility has five lighted courts, a swimming pool, and playground.
3. Tennis Fit, located in southern Johns Creek, is also an outdoor complex. Tennis Fit has six lighted tennis courts, a swimming pool, and a half-court basketball court.

### **Subdivision Recreation Areas**

There are 90 Johns Creek neighborhoods with swimming pools all of which also have tennis courts. There are approximately 100 swimming pools and 280 tennis courts within Johns Creek subdivision recreation areas. Many of the neighboring swimming pools have active summer swim teams catering to school-aged children including: Cambridge, Chartwell, Country Club of the South, Doublegate, Falls of Autry Mill, Foxdale Reserve, Glastonberry, Haynes Landing, Highland Park, Hillbrooke, Mayfair/St. Clair, Medlock Bridge, Oxford Mill, Pinewalk, Seven Oaks, Shakerag, St. Ives, Sugar Mill, and Wellington. The Neighborhood matrix in the **Appendix** provides an inventory of all the private recreation centers within the local subdivisions and neighborhoods of Johns Creek. Worth note, the city code does not require recreational amenities as part of new neighborhoods. Many of the new subdivisions being developed in Johns Creek do not include recreation areas.

### **Arts Center**

The Johns Creek Arts Center is located in east central Johns Creek and is readily accessible from Abbotts Bridge Road, close to its intersection with Medlock Bridge Road. Operating as a non-profit, the Johns Creek Arts Center provides a range of visual and cultural arts programs year around to youth, adults, and seniors. They also offer after school programs and summer day camps for youth. Some of the programs are offered to seniors at Park Place. A partial listing of program offerings includes: art history, ceramics, drawing and painting, home school art education, mixed media, oil and acrylics, pastels and watercolors, photography, puppetry arts, and sewing.

### **Other Indoor Activities**

Get Air Johns Creek opened in 2014. Located in Forsyth County, immediately northeast of the city limits, the facility offers trampolines, slam ball, dodge ball, slacklines, a ninja



course, foam pits and other similar activities. There are also facilities for individuals with special needs. Participants are charged an hourly rate for use of all facilities.

## **PUBLIC PARKS NEARBY AND FACILITIES DUPLICATION**

One goal of the Recreation and Parks Strategic Plan is to avoid the unnecessary duplication of recreation facilities and programs. Two ways that this can be accomplished are by not constructing new facilities that duplicate those in nearby communities or by entering into joint-use “Parks without Borders” agreements with recreation departments in adjacent communities for both facilities use and program sharing. Five parks are reasonably close to Johns Creek and contain facilities similar in character to Johns Creek parks.

**Big Creek Park** is located just west of Johns Creek in the City of Roswell. Big Creek Park is a passive-use park containing extensive trails, passive areas, two small ponds and access to Big Creek Greenway.

**East Roswell Park** is located close to the western portion of Johns Creek. East Roswell Park is an active park that receives heavy utilization. Facilities present include: ball fields, soccer fields, tennis courts, playgrounds, a recreation center, and a small pond.

**South Forsyth Soccer Complex** is located on McGinnis Ferry Road adjacent to the Shakerag area the facility offers four (4) lighted soccer fields and one practice field. The park also includes a concession stand, parking, and a picnic shelter. The facility is administered by the Forsyth County Parks Department.

**Webb Bridge Park** in the City of Alpharetta is immediately adjacent to the Johns Creek northwestern corporate limits, connected by a sidewalk/multi-use trail, and contains facilities similar to Ocee Park. Webb Bridge Park is primarily an active park and facilities include: ball fields, tennis courts, a multi-use soccer field, a multi-purpose field, and playground.

**W.P. Jones Park** is located on Pleasant Hill Road in the City of Duluth. W.P. Jones Park is a small park containing limited active and passive facilities. A creek bisects the park. Additional park features include trails and lighted tennis courts.

In a highly urbanized, upscale area such as Johns Creek where adjacent communities are also affluent, duplication of recreational facilities is common. Surrounding communities like the cities of Roswell, Alpharetta, Duluth, Suwanee, Peachtree Corners, and Forsyth County have a history of developing parks and facilities to serve their expanding populations. Historically, there has not been a high level of inter-community coordination with regard to parks development, and this has resulted in some unnecessary duplication of facilities.

In the instance of Johns Creek, facilities duplication exists primarily between Newtown Park and East Roswell Park in Roswell and between Ocee Park and Webb Bridge Park in Alpharetta. Facilities duplicated consist primarily of high-demand facilities such as athletic

fields and tennis courts. However, even with this duplication of facilities they do not meet the combined demand of the cities in which they exist.

## SUMMARY OF SUPPLY

**Table 5** provides an acreage summary of sites owned, operated, programmed, or maintained by the city.

**TABLE 5  
JOHNS CREEK RECREATION ACREAGE BY TYPE**

Site Classification	Number of Sites	Acreage
Community Parks	3	155
Passive-Use Parks	1	46
School Recreation Areas	1	4
Multi-Use Trails	4	15
Recreational Greenways	0	0
Undeveloped Land	3	8
Total	9	228

Park Sites	Type of Park	Acreage
Newtown Park	active - existing	52
Ocee Park	active - existing	37
Autrey Mill Nature Preserve	passive - existing	46
Shakerag Park	active /passive - existing	66
Morton Road Park	passive - undeveloped	4
State Bridge Park	passive - undeveloped	2
Bell Boles Park	passive - undeveloped	2
Total		209 Acres

## PROGRAMS

Programs offered by the Recreation and Parks Division and its recreational partners (such as athletic associations and organizations) provide a range of recreational opportunities for youth, adults, and senior citizens. In addition, the city holds several festivals and events that offer residents and visitors opportunities to gather and participate in family and group events.

The majority of athletic programs are run by non-profit associations using the city parks and their facilities. Although the Recreation and Parks Division has limited staffing, each year new programs have been added and participation is increasing, particularly in youth athletics. Programs offered are in the areas of: athletics, fitness, adaptive recreation, nature study, social interaction, and programming for active seniors. The city also sponsors several regularly scheduled city wide-events and festivals.

### Athletics

Baseball, T-ball, softball, soccer, football, flag football, basketball, lacrosse, tennis, swimming, and cheerleading are offered on a seasonal basis. The following summarizes each of these activities.

Newtown Recreation, a non-profit organization offers a number of youth sports programs held at Newtown Park, area churches, City of Roswell athletic fields, and Shakerag Park fields. These programs serve ages three to 18 years, and there are approximately 10,000

participants involved annually. Sports programs offered include baseball, softball, soccer, lacrosse, flag football, tennis, and basketball. Many of the programs are at capacity due to a lack of available field space and indoor facilities. The city has a Facility Usage Agreement in place that is renewable on an annual basis. The Facility Usage Agreement allows the Newtown Recreation Athletic Association non-exclusive use of facilities, and the city is responsible for field preparation, repairs, maintenance, and gives some concession rights to the association. The association agrees to provide sports programming, and must pay the city five percent of revenues or \$25,000, whichever is larger. They also agree to charge non-resident fees as applicable and provide daily clean-up after activities conclude.



Ocee Park Athletic Association is a volunteer-supported organization providing youth T-ball and boys and girls baseball for ages 4 to 18. Programs are at Ocee Park and spring play is for more

competitive youth while fall programs are more instructional in nature. There are also "select" and travel teams for the more competitive players, as part of the North Metro League. Tournaments are held at Ocee Park. Programs are presently at capacity due to a lack of available field space. The City has a similar Facility Usage Agreement in place with the Ocee Park Athletic Association, the provisions of which are the same as for the Newtown Recreation Athletic Association.



Johns Creek Football Association is a non-profit organization providing tackle (third, fourth and fifth grades), flag football (kindergarten through grade four) and cheerleading

(kindergarten through grade five). The association is affiliated

### **Johns Creek Youth Football Association**

Home of the Youth Titans & Youth Gladiators...

with both Johns Creek High School and Northview High School and games are played at area elementary and high schools. Programs are not presently over-subscribed; however, field space is at a premium.

Concorde Fire, a non-profit organization, is the largest provider of youth soccer in the area. They operate a ten-month season and participants range from 4 to 18. There are roughly 1,700 area families that participate, roughly 400 of which are from Johns Creek.



**CONCORDE  
FIRE**

Games and practices are held at Shakerag Park, the United Methodist Church, and area schools. Field space is at a premium, and additional fields are necessary in order to continue programs at present participation levels. A 500 team tournament is held every February. Concorde Fire presently has a partnering relationship with the Newtown Recreation Athletic Association and the Johns Creek United Methodist Church, and has a willingness to partner with the city of Johns Creek. Concorde Fire presently rents field space from the city of Johns Creek but does not have a Facility Usage Agreement.

Georgia Express FC is a smaller soccer provider but focuses on serving Johns Creek residents. Georgia Express FC fields recreation leagues and select teams. Ages five through 16 are served, and there are approximately 350-400 players with and an estimated 95% as Johns Creek residents. A 125 team tournament is held in May each year. All matches are held at area elementary schools. Field space is at a premium. Georgia Express FC has rented field space from the city of Johns Creek but does not have a Facility Usage Agreement.



An i9 Sports franchisor also provides youth athletic programs, including flag football, baseball, t-ball and basketball. Ages served include 3 to 14 years, and served 930 participants in the spring 2015 season. Due to lack of field availability through the city of Johns Creek, fields are leased in Suwanee, Forsyth County and area schools. All i9 Sports practices and games are held on the same days. The franchisee presently offers sports camps during summer months serving age's three to ten.



Adult Co-ed Slow-Pitch Softball is offered by the Johns Creek Recreation and Parks Division. The season runs from late August through mid-October and games are played at Ocee Park.



Johns Creek Aquatic Team or JCAT is offered by the Johns Creek Recreation and Parks Division to allow competition in the Georgia Recreation & Parks Association State Swim Meeting. Capping the neighborhood swim season, the city's summer aquatic team is for swimmers ages seven and older. Swimmers must participate on neighborhood subdivision swim teams and must qualify by a top three finish in the Atlanta Swim Association meet in late June. The Seven Oaks HOA pool is used as the practice venue between qualifications and the state swim meet. The state swim meet is generally held at the Cumming Aquatic Center in late July.



### **Fitness**

The Recreation and Parks Division holds fitness programs at the Newtown Community Clubhouse for those aged sixteen years or older. Classes are taught by certified instructors and include: Pilates, yoga, Zumba, and LeBarre. These programs fill up quickly and space is limited.

In 2015, the Parks Division offered free outdoor fitness programs in the spring, and due to popularity, extended it through the summer months. The outdoor fitness program is offered in the Amphitheater at Newtown Park and includes Zumba and yoga.



### **Adaptive Recreation**

The Recreation and Parks Division also offers adaptive recreation programs for people with disabilities and families that have an individual with a disability. The Adaptive Recreation Program is designed to enrich the lives of individuals with disabilities and expose participants to new experiences; enrich self-esteem, self-confidence, and independence; and promote community involvement. Programs all offered at Newtown Park. The 2015 program offerings include:

- Easter Egg Hunt (all ages) (Spring)
- Young Adult Tuesday Bocce Ball (ages 18 – 40) (April through September)
- Saturday Family Bocce Ball (all ages) (April through September)
- Summer Kick-Off Picnic (all ages) (May)
- Lunch With Santa (all ages) (December)



These new programs are beginning to grow in popularity, the budget is small and there is no charge to participate. The city works with *All About Developmental Disabilities*, an Atlanta-based advocacy group focusing on developmental disability issues, to promote and run its bocce ball events and coordinate an “All About Bocce Ball League” with the cities of Roswell, Sandy Springs, and Woodstock.

### **Nature Study at Autrey Mill**

The Autrey Mill Nature Preserve Association offers year around programs at Autrey Mill for all age groups. Programs include: environmental education, living laboratory, Heritage Village, nature hikes, birdwatching, home school classes, pre-school nature classes, summer nature camps, science day camps, and merit badge programs for scouts. The Autrey Mill Nature Preserve

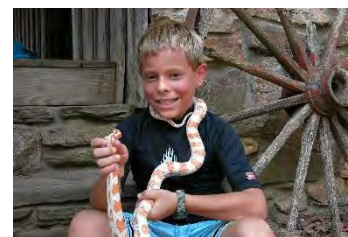


PHOTO BY MICHELLE SIENKIEWICZ



Association is interested in expanding to include overnight camping programs and additional programming.

### **Service and Social – Veterans Association**

The Johns Creek Veterans Association is a nonprofit service and social organization based out of Park Place. Catering to an estimated 3,000 veterans living in Johns Creek, the Johns Creek Veterans Association invites veterans of any branch of the United States military who reside in or near Johns Creek to join their monthly dinners, monthly “War Movie” nights, and other social and service opportunities as desired by the membership. The Veterans Association also provides a wide range of volunteer support for city functions.

The Johns Creek Veterans Association developed and fully funded the construction of the Veterans Memorial Walk. The Veterans Memorial Walk is located in Newtown Park on four acres just behind Park Place. The Veterans Memorial Walk features a handicap-accessible, landscaped trail embellished by black granite memorial monoliths commemorating every major conflict dating from World War I. Each memorial features the name and years of each conflict with its respective campaign Service Medal. A large gazebo rests in the midst of the walking paths; all flanked by memorial pavers.



### **Senior Programs**

Programs for active seniors are held at Park Place on a year around basis. The center presently serves a few hundred Johns Creek seniors. These include, but are not limited to: social clubs, table games, cards, bingo, yoga, Zumba, lunches, day trips, dinners, movie nights, and overnight trips. Programs are also offered under the auspices of Silver Sneakers and FLEX, both of which are funded by insurance providers. Space at Park Place is at a premium and additional transportation is needed to expand the day trip and overnight trip offerings.



### **Gardening**

The only community garden in Johns Creek is located in Newtown Park adjacent to Park Place. The Johns Creek Garden Association operates the community garden and has a Facility Usage Agreement with the city. The garden consists of 41 plots: thirty-five ground-level 4 x 8 foot plots, four raised 4 x 8 foot plots, and two 2 x 8 foot demo plots. All the plots except the small demo plots are assigned by random drawing lottery of all applicants. This drawing takes place each spring, and assignment of a plot lasts a full year. The





community garden is presently wait-listed and an additional ten plots would be needed to accommodate those waiting. In addition to individual gardening, the Johns Creek Garden Association hosts monthly meetings, educational programs, and social gardening events.

### **Other Programs**

Lego Camp is operated by a private company (Play-Well TEKnologies). This is a popular week long summer program for children aged eight through 12 years. Lego Camp is offered at the Newtown Community Clubhouse.



The Recreation and Parks Division has a number of “geocaches” hidden throughout the city’s recreation sites. The purpose is twofold: first to offer the opportunity to learn about GIS technology and associated navigation principles, and second to allow participants to access and experience “off the beaten path” trails, historic resources and scenic overlooks.

### **Special Events and Festivals**

Johns Creek offers special events and festivals that begin in early spring and run through mid-December. These include: athletic events, cultural events, and just fun things for all ages.



The **Spring Easter Egg Hunt** takes place in Newtown Park. Thousands of filled eggs are “hidden” on Newtown Park’s athletic fields and “post-hunt” activities include face painting, moonwalk, and photos with the Easter Bunny.



The **Pitch, Hit & Run** competition, in partnership with Major League Baseball, is offered for boys and girls ages 7 through 14 at Ocee Park. Those with the highest individual scores in both baseball and softball competition move on to Sectional Competitions with the ultimate opportunity to compete in the finals at the Major League Baseball All-Star Game.



The **Fulton Golden Games** are a collaborative effort between Fulton County cities for a month-long series of Olympic-style events and activities (such as swimming, one-mile run, tennis, golf, Wii bowling, Bocce) for adults age 50 and older.



The Johns Creek **Farmers Market** is held at Newtown Park each week from late spring through early fall on Saturday mornings. Vendors offer organic and/or sustainable foods and produce for sale at booths set up at the Amphitheater.



The **Summer Concert Series** is held at the Newtown Park Amphitheater. The four concerts are free to the public. One concert is held each month from June until September.



The **Summer Movie Series** is also held at Newtown Park over the summer season (once a month for June, July, and August). This outdoor family-centered event is presented on a big screen setup on the main soccer field. The pre-show activities typically include inflatable moonwalk, face painting, children's activities, and food and drink beginning two hours prior to the movie screenings.



In September, the City sponsors the **Pup-a-Palooza** event at the Newtown Park Amphitheater. The dog-centered Pup-a-Palooza event features a costume contest, local dog-needs related vendors, entertainment, food, and live music.



In October, the City hosts the **Fall Family Festival & Public Works Touch-A-Truck** event. This popular event affords children with the opportunity to get up close to heavy equipment, fire engines, and other public safety equipment. In addition to the up-close view of heavy machinery, the festival features music, arts and crafts, children's activities and family games.



Also in October, the City sponsors the **Johns Creek Arts Festival**. The undeveloped green space across from The Atlanta Athletic Club comes alive with over 100 whimsical and fun artisans from around the country. The Johns Creek Arts Festival showcases artisans exhibiting paintings, pottery, metalwork, folk art, glass, jewelry, yard art and more. The festival also includes live musical performances, a pet parade, carnival rides, and children's activities.



As a means of celebrating the incorporation of Johns Creek, the City holds a **Founders Day Parade** in early December. The parade follows State Bridge Road from Kimball Bridge Road to Morton Road and includes floats and parade marchers from neighborhood groups, local businesses, community organizations, and civic clubs.



In December, the City hosts a **Breakfast with Santa** event which is open to all boys and girls. Taking place at Park Place in Newtown Park, this event features two breakfast sittings, music, crafts, and photos with Santa.

## PROGRAM PARTICIPATION LEVELS

Athletic program offerings, particularly youth athletic programs are extremely popular as previously summarized. The major limitations are a lack of field space, and to a lesser degree the City's policy of surcharging non-resident participants. A fifty percent non-resident surcharge is not atypical for any Georgia municipality; however, the problem is exacerbated in Johns Creek by the proximity of other municipal parks (like Webb Bridge Park in Alpharetta), and the proximity of Johns Creek parks (Ocee Park) to Alpharetta and other recreation systems.



Many of the senior programs offered by Johns Creek Recreation and Parks Division are relatively new, and as such there are no long term participation statistics available. With the exceptions of Lego Camp, Zumba classes, and senior day trips, programs are within current capacities. In recent years only Tai Chi classes have been cancelled due to undersubscription.

Indoor fitness programs are generally at capacity, primarily due to the lack of available indoor space to accommodate these type of popular programs. Outdoor fitness programs are new in 2015, but have proved to be quite popular and participation levels need to be monitored.



Adaptive recreation programs have high participation levels which is due to the fact that Johns Creek offers more of these than does neighboring communities. The Recreation and Parks Division is assessing opportunities to expand adaptive recreation program offerings.



Special events and festivals are generally well-attended and the potential for additional events is evaluated on an on-going basis. It is anticipated that with the re-development of the central business district a park area should be developed to include plazas and a town green. These features will become the focal points for additional special events and community-wide festivals.

In the opinion of the Consultants, for a parks division possessing limited staff who are at or close to their maximum work capacity, Johns Creek does extremely well in program and service delivery. In most cases program and service delivery limitations can be traced to a lack of parks, lack of field space, and lack of indoor facilities. The Recreation and Parks Division continually assesses program and service delivery issues and could be improved with the addition of both part time and full-time staff resources.



# 05 NEEDS ASSESSMENT

A needs assessment aims to identify system-wide requirements for both acreage and individual recreation facilities. This needs assessment determines the adequacy of Johns Creek recreation system to meet demand for present and future park land and recreation facilities.

## STANDARDS FOR ACREAGE AND FACILITIES

The National Recreation and Parks Association (NRPA) advances two types of standards to determine system-wide recreation needs within any given community: an acreage standard and a facilities standards.

### Acreage Standards

The NRPA acreage standard is 6.25 – 10.50 acres of park land per 1,000 persons. Acreage standards have applicability to most cities and counties as they address the quantity of land generally necessary to meet the recreation demand of a given population. As shown in **Table 3**, the current population of the city is estimated to be 80,148 based on a June 2015 analysis of actual residential units built in Johns Creek. As summarized in **Table 5**, the city presently has a total of 209 acres of parkland owned and directly controlled by the city. The citizens of Johns Creek also have access to three CRNRA units within the Johns Creek city limits (Abbotts Bridge, McGinnis Ferry and Jones Bridge). The total acreage of these three passive sites and the new parcel recently purchased by the NPS is 595 acres.



In determining the acreage needs for Johns Creek, community preferences must also be considered. Through the extensive community feedback received in developing this plan, the top priority articulated almost universally by the community was for the acquisition of additional parkland.

### Facility Standards

NRPA offers facility standards for a number of traditional park facilities. In the opinion of the Consultants, standards for facilities ~~standards~~ should not be applied in blanket fashion as demand for facilities and their utilization vary based on the community. In determining the facility needs for Johns Creek, the NRPA standards have been utilized as a baseline (as shown in **Table 7**) and adjusted according to local participation levels and input secured from the community involvement process (as shown in **Table 8**).



**Table 7** depicts NRPA facilities planning guidelines ~~and 2015 level of service for Johns Creek.~~

**TABLE 7 (reformatted for clarity)**  
**NRPA FACILITY PLANNING GUIDELINES AND CURRENT LEVEL OF SERVICE**

Type of Fields/Courts	NRPA Guideline	Current Level of Service
Ball Diamonds	1 Per 5,000	14 – 1 Per 5,800
Basketball Courts (Outdoor)	1 Per 5,000	6 – 1 Per 13,500
Football Fields	1 Per 10,000	1 – 1 Per 81,000
Multi-Purpose Artificial Courts	1 Per 10,000	0 – 0 Per 81,000
Running Tracks (400M)	1 Per 20,000	1 – 1 Per 81,000
Soccer Fields (Grassed)	1 Per 10,000	4 – 1 Per 20,250
Tennis Courts	1 Per 2,000	12 – 1 Per 6,750
Volleyball Courts (Outdoor)	1 Per 5,000	2 – 1 Per 40,500

Type of Trails	NRPA Guideline	Current Level of Service
Multi-Purpose Greenway System	1 Per Community	1 – 1 Per 81,000

Type of Other Recreational Amenity	NRPA Guideline	Current Level of Service
Archery Range (16 Stations)	1 Per 50,000	0 – 0 Per 81,000
Horseshoe Pits	1 Per 2,000	0 – 0 Per 81,000
Playgrounds	1 Per 2,000	5 – 1 Per 16,200
Swimming Pool (Outdoor)	1 Per 20,000	0 – 0 Per 81,000

As shown above, standards do not exist for every type of active and passive facility. Notably, the NRPA does not have standards for structures and indoor facilities (including amphitheaters, community centers, pavilions, picnic shelters, recreation centers, or senior centers). Additionally, the NRPA does not have standards for less traditional facilities (including cricket fields, lacrosse fields, pickle ball courts, bocce courts, skate parks, disc golf, dog parks, or skate parks).

Determining Johns Creek Specific facility standards, the consultant team utilized historic participation and demand levels, insights from the community involvement process, and empirical knowledge gained through decades of recreation planning in metro Atlanta.

**Table 8** depicts the facility guidelines formulated for Johns Creek for the planning period 2015 – 2025. The standards contained in **Table 8** are applied to the design populations in **Table 3** for needs for the planning period. These needs are identified in **Table 9**.

**TABLE 8 (reformatted for clarity)**  
**JOHNS CREEK SPECIFIC FACILITY PLANNING GUIDELINES**

Type of Fields/Courts	Johns Creek Specific Guidelines
Ball Diamonds	1 Per 3,800
Basketball Courts (Outdoor)	1 Per 9,000
Bocce Courts	1 Per 11,500
Cricket Fields	1 Per 80,000
Disc Golf/Frisbee Courses	1 Per 80,000
Horse Shoe Courts	1 Per 20,000
Multi-Purpose Courts	1 Per 20,000
Multi-Purpose Fields (Soccer/Football/Lacrosse)	1 Per 5,200
Pickle Ball Courts	1 Per 20,000
Play Fields - Grassed	1 Per 9,000
Shuffleboard Courts	1 Per 20,000
Tennis Courts	1 Per 8,000
Volleyball Courts (Outdoor)	1 Per 9,000

Type of Trails	Johns Creek Specific Guidelines
Greenway System	1 Per City
Nature/Interpretive Trails	1 Per Passive-Use Park
Park Jogging/Walking Trail Systems	1 Per Park

Type of Facilities	Johns Creek Specific Guidelines
Amphitheaters - Large	1 Per 50,000
Amphitheaters - Small	1 Per 50,000
Community Centers	1 Per 30,000
Cultural Arts Centers	1 Per 80,000
Maintenance Facilities	1 Per Community (or larger) Park
Pavilions - Community Size	1 Per 45,000
Picnic Shelters	1 Per 5,000
Recreation Centers	1 Per 45,000
Restroom Buildings	1 Per Neighborhood Park, 2 Per Community or Passive Park
Restroom Buildings with Concession Stands	1 Per Four Athletic Fields
Senior Centers	1 Per 40,000

Type of Other Recreational Amenity	Johns Creek Specific Guidelines
Archery Ranges (16 Stations)	1 Per 45,000
Dog Parks	1 Per 40,000
Playgrounds	1 Per Neighborhood Park, 2 Per Community or Passive Park
Running Tracks (400M)	1 Per 80,000
Skate Parks	1 Per 100,000
Splash Pads	1 Per 45,000
Swimming Pool (Outdoor)	1 Per 100,000



**TABLE 9 (reformatted for clarity)**  
**JOHNS CREEK FACILITY NEEDS: 2015 – 2025**

Type of Fields/Courts	2015 Supply	Need	Deficit
Ball Diamonds	14	24	10
Basketball Courts (Outdoor)	6	10	4
Bocce Courts	2	8	6
Cricket Fields	0	1	1
Disc Golf/Frisbee Courses	0	1	1
Horse Shoe Courts	0	4	4
Multi-Purpose Courts	0	4	4
Multi-Purpose Fields (Soccer/Football/Lacrosse)	6*	18	12
Pickle Ball Courts	0	4	4
Play Fields - Grassed	1	10	9
Shuffleboard Courts	0	4	4
Tennis Courts	12	12	0
Volleyball Courts (Outdoor)	2	10	8

\*Existing multi-purpose fields are grassed, non-turf fields

Type of Trails	2015 Supply	Need	Deficit
Greenway System	0	1	1
Nature/Interpretive Trails	1	2	1
Park Jogging/Walking Trail Systems	4	8	5

Type of Facilities	2015 Supply	Need	Deficit
Amphitheaters - Large	1	<del>42</del>	<del>01</del>
Amphitheaters - Small	0	1	1
Community Centers	1	3	<del>32</del>
Cultural Arts Centers	0	1	1
Maintenance Facilities	2	4	2
Pavilions - Community Size	0	2	2
Picnic Shelters	22	18	<del>(4)</del>
Recreation Centers	0	2	2
Restroom Buildings	6	13	7
Restroom Buildings / Concession Stands	3	9	6
Senior Centers	1	2	1

Type of Other Recreational Amenity	2015 Supply	Need	Deficit
Archery Ranges	0	2	2
Dog Parks	1	2	1
Playgrounds	5	11	6
Running Tracks (400M)	1	1	0
Skate Parks	0	0	0
Splash Pads	0	2	2
Swimming Pool (Outdoor)	0	0	0

## BENCHMARKING

For comparative purposes, facilities guidelines from three surrounding recreation systems are presented. This information is intended solely to show how each community differs in terms of the need for types of facilities, and how having community-specific guidelines can satisfy differing user demand.

The communities selected for benchmarking are: Roswell, Alpharetta, and Forsyth County, all of which have been cited among the best recreation departments in the State of Georgia. Each of these has done an exceptional job of providing recreational opportunities for residents of, and visitors to their communities.



**Table 10** is not in any way intended to illustrate any deficiencies between recreation systems, nor is it designed to convey the implication that any of these communities need to change any of their guidelines to conform to those of their neighbors. Recreation demand differs from community to community.

**TABLE 10**  
**FACILITY GUIDELINES BENCHMARKING**  
**JOHNS CREEK AND SURROUNDING COMMUNITIES**

Guideline	Johns Creek	Alpharetta	Roswell	Forsyth County
Population 2015	<b>81,000</b>	<b>63,000</b>	<b>94,000</b>	<b>195,000</b>
<b>Acreage/1,000 Persons (Total)*</b>	6.25 ac./1,000	<del>40.9</del> <b>12.77</b> ac./1,000	<del>9.9</del> <b>10.30</b> ac./1,000	10.0 ac./1,000
<b>Acres/1,000 Persons (Only Locally Controlled)</b>	2.75 ac.	<del>12.77</del> <b>10.0</b> ac.	<del>10.39</del> <b>0</b> ac.	6.22 ac.
<b>Athletic Fields/1,000 Persons</b>	1/4,250	1/2,200	1/3,300	1/2,300
<b>Multi-Purpose Fields/1,000 Persons</b>	1/81,000	1/8,900	1/12,600	1/6,400
<b>Tennis Courts/1,000 Persons</b>	1/7,100	1/3,600	1/3,200	1/5,000
<b>Playgrounds/1,000 Persons</b>	1/17,000	1/10,300	1/5,900	1/9,000
<b>Trails/Community Park</b>	1/Park	1/Park	1/Park	0.75/Park
<b>Recreational Greenway Miles/1,000 Persons</b>	0.0 mi./1,000	.22 mi./1,000	.37 mi./1,000	.05 mi./1,000
<b>Indoor Centers/1,000 Persons</b>	0/81,000	1/12,400	1/8,800	1/25,700
<b>Expenditures/Capita</b>	<b>\$34.26</b>	<b>\$107.37</b>	<b>\$175.47</b>	<b>\$133.00</b>

\*Total park acreage includes county, state, and National Park Service areas within the jurisdiction.

## ISSUES AND CHALLENGES TO IMPLEMENTATION

The foregoing acreage and facility needs indicate changes that should be made within the recreation system in order to address current and future deficiencies. In a perfect world, the city would move forward by funding and implementing projects such that by the year 2025 all of the foregoing guidelines would be met. However, as within any community there are limited resources, competing priorities, and significant challenges to implementation.

### Land Availability and Suitability

In order to provide the facilities needed to meet community demand, Johns Creek will need to acquire at least one, ideally two properties greater than 100 acres in size. While small parcels of vacant land are available, few properties over 100 acres of acquirable land still exist within Johns Creek. In addition, not all properties available possess the physical characteristics that can facilitate park development.

Ideally properties should include some flood plain (for development effective as open field facilities). Ideally properties should not have steep slopes or major topographic differentials (for development of playing fields). Pursuing land with desirable characteristics can help keep site preparation and development costs down.



Properties within the flood plain and floodway would ideally be more suited for open play fields. Atlanta Regional Commission states that recreational fields are not considered a disturbance in the flood plain as long as filling is not required to build the fields. MRPA regulations prevent the erection of vertical obstructions within the 100 year flood plain which include buildings, backstops, goals, bleachers and fences. However adjustments can be made to utilize portable fences, moveable goals and portable bleachers. However, such adjustments could affect the classification of such facilities as tournament quality. The fact that these flood regulations also prevent the erection of buildings keeps the value of this land low so that it is more affordable for recreational acquisition.

In the event that such large property acquisitions cannot be made, the city will have to rely more heavily on developing a variety of small pocket parks, neighborhood parks, linear park nodes developed within a formalized recreational greenway system or land set asides within new, or redeveloped commercial or residential projects.

### **Land Prices**

The cost of raw land continues to increase since the end of the latest recession. As new commercial and residential development accelerates, local land prices will continue to escalate. A policy of Prudent Advance Acquisition has proven beneficial for cities and counties when seeking to expand their park system-wide acreage.

A Prudent Advance Acquisition policy would encourage that as suitable park land becomes available, the city would be prudent to make strategic acquisitions, even if funds are not immediately available for development. The acquired land can have to be held in an undeveloped state for several years until funds are available for development.

### **Geographic Accessibility and Traffic**

The two most heavily utilized existing parks (Newtown Park and Ocee Park) have peripheral locations in the City. One of the major problems accessing existing parks is travel time. East – west travel by automobile is exceedingly difficult during peak traffic periods such as after 5:00 PM on weekdays when most youth athletic programs begin.

The location of existing parks cannot be changed, and availability of land will in a large part determine the location of additional parks. However, geographic accessibility should be considered a high priority as additions are made to the park system. North-central, central, and eastern portions of Johns Creek are the most underserved areas for park land. Acquiring and developing new parks in these areas could help address existing accessibility issues.



### **Increased Costs of Operations, and Maintenance, and Staffing**

With the development of new parks and facilities there is a corresponding increase in the cost of operations, maintenance, and service delivery (staffing requirements). The cumulative costs of annual operations can eventually exceed the original cost of developing parks and new facilities. City leaders need to be cognizant of these costs, and be willing to increase the operational budget amounts necessary to cover them.

Maintenance of park facility impacts the use, perception of safety, and vibrancy of individual parks as well as the overall recreation system. The impact of a poorly maintained appearance changes the dynamics of the use of a park and minimizes the investment the city made to develop the park.

### **Duplication of Facilities**

The many recreation systems in North Fulton County including Alpharetta, Roswell, Milton, and Sandy Springs, have similar aspirations – to provide quality recreation programs and amenities to their residents. The closeness of these communities and original development of many of the parks under the county system has resulted in several parks (Newtown Park, Ocee Park, Webb Bridge Park, and East Roswell Park) being in close proximity to each other with duplicative facilities (athletic fields, courts, trails, etc.).



### **Non-Resident User Fees**

As each community sponsors similar programs (particularly youth athletics) some duplication of facilities is unavoidable. The practice of surcharging resident fees (by a factor of 50 percent) for non-residents has complicated some of these issues. In the future, all the North Fulton communities should exercise care to minimize duplication when developing new parks, particularly when peripheral locations are involved.

Two approaches for alleviating this situation that should be considered are the formation of a North Fulton Recreation Authority and expansion of the Parks without Borders pilot program.

1. North Fulton Recreation Authority could advocate shared use of parks, facilities, and programs. A North Fulton Recreation Authority could provide the mechanism to explore ideas for facilities that would be more regional in nature and unlikely to be funded solely by any one city. One such idea is that of developing a regional indoor aquatic center. Some residents of Johns Creek, Alpharetta and Milton have expressed a desire for an indoor aquatic center. Due to the expense of developing such a facility, it would be a more efficient outlay of local funds to have a shared facility, at a centralized North Fulton location.
2. Parks without Borders began as a collaborative effort between Johns Creek and Alpharetta. In late 2014, Johns Creek entered into a Memorandum of Understanding with Alpharetta whereby non-resident fees for youth softball are waived by both cities for 2015. The pilot program was well received by both cities and expansion could be considered for additional sports and programs.





### **Athletic Associations Independence**

At present, local athletic associations operate the majority of youth athletic programs for the City of Johns Creek. Most of the youth sports are conducted at either Newtown or Ocee Parks. This has resulted in these activities utilizing most of the City's athletic fields, with the athletic associations in effect utilizing all the available field time of these parks during seasonal activities. The City retains responsibility for field maintenance and the associations take on varying degrees of additional projects to add to the base field maintenance.



Going forward, the City should work with the athletic associations to develop performance measures, standards, and metrics to ensure expectations for both parties are clear and that the community receives the desired level of service.

### **Funding Constraints**

Johns Creek is presently limited relative to potential recreation funding alternatives. SPLOST funds are dedicated to education and MARTA and the millage rate is close to the maximum cap. However, the need for additional park land and new facilities translates into a significant financial outlay, if the city is to meet future recreation wants and needs articulated by the community.

In order to fund significant acquisitions, park development, and programming, recreation systems typically require a commitment of at least one ~~permanent~~ significant funding source that is capable of generating the capital necessary to acquire land and construct new parks and facilities. Bonds would be one preferable alternative. A further discussion of funding possibilities is in the **Funding Section**.



Another funding consideration relates to lifecycle versus upfront costs. For example, when constructing new athletic fields, the city should consider the policy choice between grass fields and artificial turf fields. The city can continue the practice of building grass fields, which require more maintenance, or accede to the current trend of building artificial turf fields which require far less maintenance. The installation cost for artificial turf fields is more than double that of a grass field; however, these costs can be recovered over time by reduced maintenance. In addition, turf fields are generally safer to play on, adaptable to adverse weather conditions and can endure more intense utilization.



### **Noise and Lighting Issues**

In order to accommodate additional program participants, and to extend field/court utilization will require lighting the facilities. At present, the only permanently lighted ball fields are at Ocee Park, and none of the city's tennis courts are lit.

If the city wants to raise the standard of their facilities to tournament play levels to increase use and draw outside tournament events **lights should be considered**.

**Some Tournament** organizations have specific criteria for hosting tournament play. One of those criteria is to have enough lighted fields to ensure completion of the tournament schedules. ALTA will not qualify tennis courts to meet their standards unless they are lighted.



Lighting of facilities would extend use time the facilities and may require careful management to control light and noise intrusion on adjacent neighborhoods. There are new lighting techniques and reflectors that minimize or eliminate light spill into adjacent neighborhoods, and these should be investigated as a solution. The city will have to consider present opposition to event noise and lighting, particularly at Newtown Park if improved utilization is desired by adding lights.

### **Recreational Greenways and Trail Linkages**

The community involvement process for this plan indicated a significant desire for development of a recreational greenway system and trail linkages between parks and other city activity centers. However, with less than ten percent of the city's total land area being vacant or undeveloped and the city's respect for private property rights, development of a recreational greenway and any trail linkages must be carefully studied before any specific routes or plans are determined. Potential routes that run along areas that have already been developed as residential subdivisions, such as the land along Johns Creek, would be significantly more challenging for use as recreational greenways as the city would have to work with many private property owners.



Successful recreational greenways and trail linkages will balance the desires of the community with the rights of the adjacent land owners. **Additionally, the study of and plans for any new recreational greenways and trail linkages should consider security, privacy, economic, and other concerns of both users and adjacent land owners.** To maximize results, the city should focus its efforts on undeveloped or less densely developed property and work with property owners who agree to inclusion on a recreational greenway or trail linkage.

## 06 OPERATIONS AND MAINTENANCE

Quality maintenance practices are a key to a successful recreation system. Existing parks, new parks, and support facilities that are not adequately maintained become costly and subject to rapid deterioration from both an aesthetic and functional perspective.

**Goal: Continually improve maintenance practices to forward an exemplary appearance and operation of existing and future parks, facilities, greenways, and trails.**

The following objectives measure progress towards accomplishing this goal:

- Establish metrics and performance measures to quantify and measure the desired level of service for maintenance provider
- Improve the maintenance of athletic fields and support facilities
  - Prepare drainage plans that will improve the sub-drainage of fields
  - Meet with athletic associations to evaluate maintenance needs
- Increase the maintenance budget as new parks and facilities are developed
- Construct full service maintenance facilities at new parks, where possible
- Review maintenance practices of the local athletic associations to identify methods to improve efficiency and avoid redundancy
- Review guidelines for pruning trees and shrubs to potentially reduce costs
- Investigate available technologies for improved irrigation systems
- Consider improvements and facility additions that require higher upfront investment for lower lifecycle costs such as artificial turf in lieu of grass fields

Overall community impressions of the current maintenance of the park system is favorable. Less than three percent of those responding to the survey on park operations were dissatisfied with operations. Operations of the park is a combination of the Recreation and Parks Division and recreational partners including the Autrey Mill Nature Preserve Association, the Newtown Recreation Athletic Association, and the Ocee Park Athletic Association. The Recreation and Parks Division maintains a good working relationship with these organizations and the participants appear to be mostly satisfied with the results.

### **CURRENT MAINTENANCE PRACTICES**

Routine maintenance of the parks is currently performed by an outside contractor providing grounds maintenance services as outlined by the city in their maintenance agreement. Maintenance of the playing fields is also augmented at different levels by the various athletic associations that utilize the fields. This situation creates some communication gaps and overlaps between the contractor, city, and athletic associations. Private contractor work schedules do not always correspond to park usage and can create conflicts between users and workers.

### **General Maintenance Recommendations**

- Establish a set of performance standards for maintenance performance.
- Commission the design and implementation of a parks wide wayfinding system.
- Prepare a buildings and mechanical systems inspection schedule for all restrooms and structures in the parks.
- Commission an architect / engineer to provide a current inspection report on all existing structures on the buildings schedule.
- Set up a rotating schedule to have all structures and mechanical systems inspected every three years.
- Commission a certified play structure safety inspector to prepare a conditions assessment of all the play structures and establish a reoccurring schedule to repeat the inspection every three years.
- Prepare a set of tree pruning standards and thinning practices approved by a certified arborist to be provided to maintenance supervisors.
- Fine grade all the baseball infields once every five years to remove the residual buildup and pits that develop on the fields.
- Renegotiate or rebid the maintenance contract a minimum of every three years.
- Establish maintenance storage areas at every park (sized based on park served).

### **Individual Parks Maintenance Recommendations**

#### **Shakerag Park**

- Add sub-drain under playground mulch bed.
- Replace wooden benches with a standard metal bench.
- Replace wooden trail signs with metal.
- Raise the water level of the lake to minimize the width of the steep banks along the edge of the lake.
- Establish a three year safety inspection cycle for the play structures.
- Establish a three year building conditions inspection schedule for the shelters and restroom facilities.
- Skim coat the parking lot every 10 years.
- Thin the forested areas every 5 years to improve the health of the forest and promote climax forest growth.

#### **Autrey Mill Nature Preserve**

- Commission a forest and wildlife management study to determine best management practices for the protected natural areas.
- Consider adding a full or part time maintenance professional at the park.
- Inspect all wooden structures and roofs to set up a 3 year inspection cycle.
- Establish a set of uniform standards for paint, roof and materials replacement in the village and passive-use park.
- Establish aging mulch pile to be used for periodic replacement of trail mulch.

### **Newtown Park**

- Establish 3-year building conditions inspection schedule of all structures and shelters.
- Establish 3-year inspection schedule of all play structures by a certified play structure safety inspector.
- Prune all trees to raise their lowest limbs to + 8' height over all pedestrian and viewing areas.
- Thin the pines along the woodland trails to promote healthy growth.
- Replace portable goal netting every five years.
- Aerate and treat the turf fields annually before spring season.

### **Ocee Park**

- Establish 3 year rotation schedule for inspection of all structures and shelters.
- Establish 3 year safety inspection schedule for all play structures by a certified play structure inspector.
- Prune all trees to raise lower limbs to +8' height over all pedestrian and viewing areas.
- Thin and underbrush the perimeter woodlands to promote the health of the forest canopy.
- Establish an infield baseline drain on one diamond to test the value of installing such a drain on every field.
- Irrigate the lower fields.
- Relocate picnic tables into the shaded areas.
- Replace the netting in the batting cages every 5 years.
- Fine grade the infields every 5 years to remove bumps and dips in the playing field.
- Thin the underbrush along the northeast side of the baseball fields and convert the slope to a shaded viewing area.
- Modify the pruning practices on the shrubbery screening the maintenance building and allow it to mass together.

### **Maintenance Management**

Traditional landscape maintenance contractors tend to focus on mowing the grass, pruning the shrubs, and blowing the leaves. The crews are encouraged to perform those tasks rapidly and move on to the next customer. As a result, lawn care, fertilizing, pest control, weeding, tree pruning, chemical applications, mulching, and a variety of other important maintenance tasks are often passed over or rarely completed. The longer a contractor holds a contract the more tasks are passed.

The city's new maintenance contract (effective October 1, 2015) attempts to address some of these traditional shortcomings by establishing a number of maintenance personnel that will be assigned full-time to each park. Without other customers to rush off to, each of the three-person maintenance crews assigned to each of the city's four existing parks, coupled with the roaming three-person crew addressing work orders, should ensure a high level of attention. Additionally, the city has established a point of contact for the maintenance contract who conducts weekly meetings with the contractor and receives daily task sheets. Finally, the new contract does

include set-off provisions such that if the city determines that the maintenance contractor has failed to perform or deliver any maintenance service required by the contract the city may deduct or set off the portion of the compensation which represents the payment for services that were not performed.

Should these safeguards not prove effective enough, another method for ensuring effective maintenance is the use of an outside inspector. The outside inspector would grade the maintenance contractor on their performance of the contracted tasks and their pay would be impacted by their performance. This additional process and program would cost the city more than the typical low bid maintenance contractor, but potentially result in a significantly higher level of attention and maintenance service.

## **OPERATIONS RECOMMENDATIONS**

In order to improve park operations, the following recommendations are forwarded:

- Create a more open dialogue between the recreational partners and the city
  - Consider a monthly roundtable with representatives from each association
  - Coordinate maintenance schedules with use schedule to avoid conflicts
- Reduce overcrowding at Newtown Park and Ocee Park
  - Update the rental rate charges for the over demanded facilities
- Re-evaluate the cost benefit analysis of non-resident fees
- Establish operations hours for each of the parks

## **PARK HOURS**

To be more sensitive to the residential context of each existing park, the city should establish a policy for the hours that the parks are open to the public. The following general recommendations are forwarded.

### **Park Hours**

- Parks in close proximity to residential neighborhoods should close at 9:00 PM on school nights and close at 11:00 PM on weekends, holidays, and summers.
- Parks with lighted fields should have the lights shut off at 9:00 PM in residential areas on school nights and 11:00 PM on weekends and holidays
- Parks with fields and lights remote from residential neighborhoods could stay open till 11:00 PM in all seasons.
- Gates to parks where field lights are turned off can stay open till 11:00 PM
- Walkway and parking lights should remain on all night to improve security and for easier police surveillance and patrol.
- Bathrooms should be locked to coincide with the closing hours of the park.
- Parks with historic or valuable assets should close and lock their gates when there is no staff on site.
- All public access park should be open by 6:00 AM
- For Shakerag Park, given the buffer established by the lake and more remote location, the gates at the playing fields should be closed at dark until the fields are permanently lighted.

- For Autrey Mill, given its unique and historic assets, the Park should be closed and the entrance gate locked when no staff are on site. Pedestrians would still have access to the site, but the restrooms should be locked at the same times the park is closed.

## COURT RENTAL FEES

Although all park-related rental fees should be reviewed periodically and market-based, the following recommendations are forwarded for basketball and sand volleyball courts and the city does not have current rental fees established.

Generally basketball and sand volleyball courts are open to a first come basis. However, there are teams and groups that want to reserve the courts for special events or schedules and want to make sure the courts are available when they need them.

The following reservation fees are recommended per court:

- Sand Volleyball - \$30 for a 2 hour minimum + \$15 per additional hour, \$80 for a 6 hour half-day, and \$100 for a full day.
- Basketball - \$20 for a 2 hour minimum + \$10 per additional hour, \$50 for a 6 hour half-day, and \$60 for full day.

## OPERATIONS AND CAPITAL BUDGETS

As adopted on September 28, 2015, the 2016 FY Recreation and Parks operating budget is \$1,898,685. The operating budget can be considered as four main categories: personnel, maintenance contract, repairs and maintenance, and operating costs.

Category	FY 2016
Personnel Costs	\$533,860
Maintenance Contract	\$740,915
Repairs and Maintenance	\$300,000
Operating Costs	\$323,910
<b>Total</b>	<b>\$1,898,685</b>

New in the FY2016 Budget, the Mayor and City Council established maintenance accrual funds for various city owned structures and assets, including parks. Following concepts forwarded in a 10 Year Financial Plan (also new in 2015), the Council reached consensus to set aside funds each year to address maintenance needs. The park-related maintenance projects funded through the maintenance accruals for FY2016 are as follows:

Park	Project	Funds Committed
<b>Newtown</b>	Retention Pond Dredging/Renovation	\$150,000
<b>Autrey Mill</b>	Repairs to the Summerour House Foundation	\$60,000
<b>Autrey Mill</b>	Repairs to the Visitors Center Foundation	\$60,000
<b>Ocee Park</b>	Playground Renovation	\$200,000
<b>Johns Creek Greenway</b>	Light Replacement	\$36,000



In alignment with its 10 Year Financial Plan, the Mayor and City Council have indicated their intention to put funds into the maintenance accrual each year for each of the city's major assets (including parks). The amount of the maintenance accruals for each park for the FY2016 were estimates (ranging from \$250,000 for Newtown to \$100,000 for Shakerag). In the coming months, the city will embark on reserve studies for each park to determine a more appropriate amount of money to be setting aside for maintenance needs. As additional parks come online, the intent is to set aside additional funds for maintenance accruals.

In addition to capital projects funded through the maintenance accruals, the City Council also funded studies for multi-use trails and trail linkages. The \$50,000 for the City's proportion of the Rogers Bridge Trail Study and the \$55,000 for a study of trails around Autrey Mill were both funded as part of the Public Works Department budget. Furthermore, the City Council adopted Resolutions committing significant portions of the unassigned fund balance (more commonly referred to as reserves) towards park improvement projects, park land acquisition, and park development.

## 07 FUNDING

Land acquisition; making improvements to existing parks; and the development of new parks, trails, and recreational greenways will require the identification and implementation of new, permanent-significant funding sources.

***Goal: Identify, and to put into place, at least one significant permanent funding source capable of financing recreation system improvements throughout the planning period while pursuing other more innovative non-permanent funding sources.***

The following objectives measure progress towards accomplishing this goal:

- Utilize a parks specific bond referendum, dedicated millage, or annual household fee as a primary means for financing recreation system improvements
- Cooperate with adjacent communities to expand upon the Parks without Borders initiative making facilities and programs more available to Johns Creek residents
- Develop facilities of sufficient size and quality to attract large tournaments/events and associated economic impacts
- Charge for parking at tournaments, events, and festivals
- Revise special event fees to be more market-competitive
- Pursue partnerships to provide programs (including arts and culture) within city parks and facilities
- Pursue recreation grants from large foundations having a history of endowing municipal recreation systems
- Pursue corporate sponsorships, naming opportunities, and donations as a means of defraying costs of building new facilities
- Create a Friends of Johns Creek Parks Foundation to solicit donations and raise funds for improvements
- For passive parkland acquisitions, work with conservancy groups to jointly fund acquisitions

With this goal and objectives in mind, the city should be aware that typically, over ninety percent of recreation and park improvements are funded locally either through general fund dollars or other locally funded revenue streams. A few federal and state grants, matching grants, and loan programs exist that may provide some funding. The funding levels in various grant programs fluctuates but the amount of funds that can potentially be secured from these sources typically accounts for less than ten percent of the cost of project recommendations, leaving the burden of the major portion of recreation capital projects funding on the local municipality.

Local municipal funding sources for recreation capital projects can include any of the following: general fund, local option sales taxes, impact fees, bonds, tax increases, a dedicated millage, user fees, donations, and public-private partnerships. Realizing that the cost of recreation capital projects far exceeds the amounts of federal and state funds available, most municipal

governments seek local funding sources that are capable of generating necessary finances by identifying, and putting into place one or two vehicles that have this capability.

The following is an overview of those local, state, and federal funding mechanisms which realistically have the potential for meeting the funding goal and financing some plan recommendations.

## **LOCAL FUNDING OPTIONS**

There are several local funding options that are applicable to recreation. As a relatively new city, Johns Creek does not have access to some of the same options as other municipalities that have a longer operating history.

The **General Fund** is the primary source of funding for Recreation and Parks Division operations, maintenance, and capital projects. Over the past several years, the capital projects funding level has varied from a low of about \$460,000 to a high of \$785,000.

**Impact Fees** are used by many municipalities as a means to charge new development for a portion of the additional capital facilities needed to serve it. Under "The Georgia Development Impact Fee Act," local governments may impose exactions on developers to help finance the expansion of their infrastructure systems only through an impact fee system and only for the specific types of facilities and infrastructures such as recreational facilities. Impact fees can only be established following a study meeting several criteria, developing a schedule of improvements for which the fees would be utilized, and adoption of impact fees. Johns Creek does not have an impact fee structure in place. Where development and redevelopment activity is healthy, impact fees could be generated for infrastructure projects and recreation capital projects.

**User Fees** are charged to both residents and non-residents for participation in recreation programs. For Johns Creek, user fees (including rental fees and program fees) generate approximately \$85,000 per year, all of which goes into the general fund.

**Non-Resident User Fees** are presently charged by Johns Creek in an amount equal to 150 percent of resident fees. For Johns Creek, non-resident fees generate approximately \$50,000 per year, all of which goes into the general fund.

A **Special Purpose Local Option Sales Tax** (SPLOST) can also be a significant revenue generator for recreation projects. However no additional SPLOST can be levied in Johns Creek because of the existing SPLOST is allocated for education and MARTA.

Several municipal governments in Georgia (notably Gainesville) have turned to a **Dedicated Millage** as a means of generating revenue for recreation capital projects and operations expenses. The present millage rate for Johns Creek is 4.614 mils. One

mil currently generates approximately \$3,700,000. The city is presently operating at one-half mil below its maximum permissible rate.

The City of Johns Creek has accumulated **Unassigned Fund Balance** (more commonly referred to as reserves) that the City Council could allocate for park improvements projects. In conjunction with the adoption of the FY2016 Budget on September 28, 2015, the Mayor and City Council adopted Resolution 2015-09-19 which committed \$20,000,000 of the unassigned fund balance towards land acquisition and \$1,500,000 towards the development of parks. This commitment is applauded and commended and represents significant steps towards the policy of Prudent Advance Acquisition forwarded by this Recreation and Parks Strategic Plan.

Many Georgia municipal governments utilize **General Obligation Bonds** as a primary funding mechanism for recreation capital projects. Johns Creek presently has no bonded indebtedness. Under laws of the State of Georgia debt incurred by bond issuance cannot exceed 10 percent of the assessed value of all taxable property. Bonds are typically repaid over a 20 to 25 year period, and the funds used for repayment can come from special fees or from existing tax revenues.

An additional potential funding source for recreation capital projects is a **Special Assessment**. In this instance, each household in Johns Creek would pay an annual fee for parks use. The online survey asked respondents if they would consider paying such a fee. The majority indicated that a fee of ten dollars per household per month would not be prohibitive. With approximately 29,000 total households in Johns Creek in 2015, a \$120 annual fee could generate approximately \$3.5 million annually.

One way to obtain new land for parks is to require developer **Set Asides**. As an example, any new subdivision would be required to designate 15 or 20 percent of the available usable land for recreation purposes. That land would be dedicated to the city, and in turn the developer would receive a density increase. This technique is most effective where a development is of a size that will guarantee at least five acres being dedicated. This process also would have applicability to commercial, industrial or redevelopment projects. Implementing this program would require amending both the city's Zoning Ordinance and Land Development Regulations.

From time to time municipal governments receive cash or in-kind **Donations** for recreation and parks. Johns Creek has not received any donations for these purposes to date. Initiation of such a program would entail the development and implementation of a specific marketing program. Companies such as Lowe's, Home Depot and others have community improvement grants and donations applicable to recreation and parks.

Many larger communities have specific personnel that are assigned to secure grants. Recently, more and more municipal governments target **Foundations** as a source of project funds. Recreation-related grants are available from time to time from

foundations such as [the Trust for Public Land](#), the Ford Foundation, the Mellon Foundation, Mott Foundation, the Gund Foundation and others. The formation of a 501(c)(3) organization to specifically benefit Johns Creek recreation and parks would be a good starting point to secure foundation funding. The Foundation Center website is also a good starting point.

**Partnering** with larger corporate businesses can also be a beneficial means of securing assistance. There are specific types of partnership models presently in use in Georgia, and throughout the country that could have applicability to Johns Creek.

- Long-Term Lease Agreements – The private contractor pays an upfront fee to the City in exchange for the right to collect revenues for an asset developed by the contractor
- Design-Build-Finance-Operate-Maintain – This type of partnership offers several variations depending upon the role assumed by the private contractor. The contractor could be involved in different aspects of the design, construction, financing and operations of an asset in return for receiving the right to collect revenues such as user fees
- Donor Opportunities: Some local organizations and individuals have expressed a desire to provide funding to build certain specific types of facilities. Such opportunities should be identified and encouraged by the city.
- Sale-Leaseback – The local government sells public property to the developer whom constructs the project and leases it back from the developer
- Availability Payment – Local government would make prescribed payments to a private entity whom designs, constructs, operates and maintains the project based upon specific project milestones or standards

## TOURNAMENTS

Tournaments can be an excellent source of revenue for the city if the requisite facilities are developed. The public input survey identified tournament facilities as an additional preferred way to generate revenue for the parks programs. A city like Johns Creek would expect their new sports facilities to be of the highest quality which would qualify them for tournaments.

When developing sports facilities, the rule of thumb is to design for play but build for tournaments. High quality tournament facilities are a significant asset to a community if they are developed to a level that classifies them as tournament approved. Travel teams and recreational associations seek out such facilities in order to attract more teams for their events. These large scale events bring associated revenue to the city and to the businesses at large. Hotels, restaurants, shops and other commercial enterprises within a city benefit from large influxes of teams and families for such overnight events.

Johns Creek recreation programs currently produce a large number of soccer and lacrosse teams that are well qualified to compete at tournament level. Having tournament quality facilities in the city would greatly enhance that opportunity.

There is also an opportunity to establish Johns Creek as the place to go for some of the up and rising alternative sports like cricket and field hockey. The local Indian community is organized and seeking opportunities to develop cricket fields to draw teams from around the metro area. Currently, there are no regulation size cricket fields in the Atlanta Metro region although there is a large population of cricket enthusiasts.

The possibility of developing a tournament quality soccer/lacrosse complex in Johns Creek with a regulation cricket field overlay would position the city to be a leader in all of these sports and the place to go for tournaments. Such tournaments spread out over several days and seasons would bring significant revenue to the city and is a way to reap additional benefits from the cities investment in parks. For example, the annual South Eastern Lacrosse Conference (SELC) Playoffs are held each spring based out of Johns Creek's Northview High School. The 2015 SELC tournament welcomed 22 Division I and 22 Division II teams representing 1,400 players. The 2015 tournament was spread across fields in Johns Creek and surrounding communities but could all be played in Johns Creek if the fields were available. Lacrosse tournaments for youth players could also be attracted to Johns Creek if fields were available.

Concorde Fire, one of Johns Creek's Recreational Partners for youth soccer, holds two annual tournaments (the Challenge Cup and the Nike Select Cup) that in total draw more than 750 teams from around the country and draw approximately 33,750 individuals who positively impact the local economy over a typical three day tournament period. US Youth Soccer estimates an economic impact of \$135 per day per person. Given that not all teams stay overnight, using a more conservative estimate of \$80 per day the 2015 Challenge Cup had an economic impact of \$5.9 million.

#### **Participation: 2015 Challenge Cup**

<u>Participants</u>	<u># of Teams</u>	<u>Players Per Team</u>	<u>Total Players</u>
<u>In-State</u>	<u>425</u>	<u>15</u>	<u>6375</u>
<u>Out-of-State</u>	<u>125</u>	<u>15</u>	<u>1875</u>
<u>Totals</u>	<u>550</u>	<u>15</u>	<u>8250</u>

#### **Economic Impact: 2015 Challenge Cup**

<u>550</u>	<u>Number of teams at venue</u>
<u>15</u>	<u>Average number of players per team</u>
<u>8,250</u>	<u>Number of players</u>
<u>16,500</u>	<u>For every player, 2 additional visitors in the traveling party</u>
<u>24,750</u>	<u>Total number of visitors</u>
<u>x 3</u>	<u>Tournament days</u>
<u>74,250</u>	<u>Total "visitor-days"</u>
<u>x \$80</u>	<u>Average daily spending / visitor</u>
<u>\$5,940,000</u>	<u>Economic impact from direct visitor spending</u>



Given the proper tournament facilities, Johns Creek could be the beneficiary of that economic activity. Other soccer tournaments of note that may be attracted to Johns Creek include the Georgia State Cup, the Region III Championships, and the Atlanta Cup. Using the same economic impact analysis, the aforementioned soccer tournaments generate an economic impact of \$14 million, \$5-8 million, and \$5 million respectively.

## **POTENTIAL ~~SIGNIFICANT PERMANENT~~-FUNDING VEHICLES**

Johns Creek's options for identifying ~~significant permanent~~ funding sources for recreation system improvements are somewhat limited by the inability to access SPLOST funds, the lack of impact fees, and by the present cap on the millage rate.

In addition to an upfront investment in land acquisition funded through commitment of unassigned fund balance, in order to implement the recommendations of this Plan within the planning period, the City Council will need to make the bold decisions to put in place at least one ~~significant permanent~~ revenue source. The revenue source or sources must be capable of generating the revenue necessary to accomplish the system-wide improvements. The present reliance on allocations from the General Fund will not be enough to implement most of the recommendations made in this Plan.

After reviewing the funding sources and anticipated returns, there are three potential sources for ~~significant permanent~~ funding that would be applicable for implementation of the Plan recommendations:

- A recreation and parks specific bond referendum
- An increase to the millage rate dedicated to recreation and park improvements.
- A special household assessment of \$120/year

## **STATE FUNDING PROGRAMS**

State programs applicable to recreation projects have dwindled away over recent years. Although some of the federal programs described above are administered at the state level, only one true recreation program remains.

The **Georgia Land Conservation Partnership** (GLCP) Advisory Council was created by Executive Order on December 30, 2003. The Advisory Council is charged with responsibility of overseeing preparation of the state's land conservation plan. The purpose of the plan is threefold: to guide state acquisition of large, strategic parcels of land; to provide grants or loans to cities and counties for greenspace acquisition and protection; and to support incentives to increase land conservation efforts by private landowners, land trusts and philanthropic organizations. However, the only program currently offered under GLCP reimburses qualified transaction expenses associated with conservation donations made to state agencies.

## **FEDERAL FUNDING PROGRAMS**

Five federal grant programs exist that as of 2015 continue to afford grant opportunities. These include the Community Development Block Grant Program (CDBG), the Land & Water

Conservation Fund (LWCF), the Transportation Efficiency Act (TE), the Recreational Trails Program (RTP), and the Environmental Education (EE) Program. Each of these programs has qualifications that must be met in order to become eligible to receive funding.

The Department of Housing and Urban Development sponsors the **Community Development Block Grant** program (CDBG). CDBG provides grants (usually up to about \$500,000) for the acquisition, rehabilitation or construction of certain public facilities. Grants are highly competitive, and use of these funds is generally restricted to projects that benefit lower and moderate-income persons. The City of Johns Creek has successfully funded recreation and park related improvements including the complete renovation of Park Place at Newtown Park with CDBG funds. The CDBG program could be a potential supplemental funding source for a second senior center and pedestrian facilities.

The **Land & Water Conservation Fund**, administered by the Department of the Interior and accessed through the Georgia Department of Natural Resources has been an unstable source of funding for recreation system improvements over the past decade. At present, unless it is re-authorized, the program will end on September 30, 2015. LWCF has typically provided 50% matching grants, which can be used for land acquisition and for park development. The only remaining aspect of the LWCF program is the Outdoor Recreation Legacy Partnership Program, a highly competitive grant program aimed at the creation and re-invigorating of parks.

The United States Congress enacted the **Transportation Efficiency** (TE) program to facilitate creation of transportation enhancement activities and alternative methods for pedestrian movement, including trails and bikeways. Funding is normally available for the acquisition and development of greenways, bikeways, and pedestrian trails, provided that proposed projects emphasize the alternative transportation potential of these type facilities, and not solely their recreation value.

The TE program provides approximately 80 percent of project planning, design, and development funding, with the remaining 20 percent being contributed by the city. The TE program is administered by the Georgia Department of Transportation, with one emphasis of Plan recommendations being recreational greenways, trails, and connectivity, TE grants are a distinct possibility for the future funding of greenways, bikeways, and sidewalk networks in the future.

The **Recreational Trails Program** is a federal program that is funded through the Transportation Enhancement program. Since its inception, over 150 projects have been funded throughout Georgia. State funding levels have fluctuated over the past several years, and in 2014, twenty-seven (27) grants were made in Georgia totaling \$2.5 million. The RTP program is particularly applicable for the construction of community-wide and park trail systems. Grant applications can be submitted twice each year, and

the maximum award is \$100,000, 20 percent of which must be matched by the local government.

The Environmental Protection Agency offers grants under the **Environmental Education** (EE) program. A federal program, EE is administered by the Georgia Department of Natural Resources. The purpose of the EE program is to promote environmental awareness and stewardship. Grants provide financial support for projects that design, demonstrate, or disseminate environmental education practices, methods, or techniques. The EE program has provided over 3600 grants since its inception in 1992.

### **FUNDING SOURCE APPLICABILITY**

Not every funding source previously identified are presently, or will remain applicable for the ten-year planning period. Some of the Federal programs are targeted to specific types of projects, some are based upon a community's economic characteristics, and still others do not retain consistent annual funding levels.

The following section includes potential funding sources for each of the improvement proposed in the recommendations. For each type improvement, those funding mechanisms having the highest probability of being a feasible match are indicated. The city could choose any improvement through an allocation from the General Fund or unassigned fund balance (more commonly referred to as reserves).

- **Land Acquisition** - Reserves, General Fund, Dedicated Millage, General Obligation Bonds, Special Assessment, Set Asides, Donations, Public-Private Partnerships
- **Existing Park Site/Facility Improvements** - General Fund, User Fees, Foundation Grants, Public-Private Partnerships, Recreational Trails Program, Land and Water Conservation Fund, Special Assessment, General Obligation Bonds
- **Development/Construction of New Parks** - Reserves, General Fund, Dedicated Millage, Bonds, Special Assessment, Donations, Public-Private Partnerships
- **Recreational Greenways and Trail Linkages** - Transportation Enhancements, Recreational Trails Program, Dedicated Millage, Bonds, General Fund, Public-Private Partnerships
- **Indoor Facilities (Construction)** - General Fund, Dedicated Millage, Bonds, CDBG, Environmental Education, Donations, Foundation Grants, Set Asides
- **Operations and Maintenance** - General Fund, User Fees, Dedicated Millage, Set Asides
- **Planning and Design Fees** – General Funds, Bonds

## 08 FULL RECOMMENDATIONS

The recommendations are intended to be responsive to the demand as stated by the community and consistent with the standards enunciated in the needs assessment. Recognizing that the city does not have the financial resources to fully implement all of the recommendations, care has been taken to prioritize the recommendations into three basic tiers.

The recommendations for parks and facilities have been ranked into a three tiered priority system. Prioritization of recommendations was based upon the general consensus received from the community involvement process, anticipated user volume, asset maintenance/protection, and potential for catalytic impact. The prioritized recommendations are further distributed based on the premise that initial development of high visibility projects spread across the city that will be of benefit to all residents, and build support for implementation of funding mechanisms capable of carrying out future, larger scale projects.

### SHORT-TERM RECOMMENDATIONS

To build support for use of a significant permanent funding source, the initial implementation strategy is to pursue a wide range of projects spread across the entire recreation system. Such projects will build support among Johns Creek residents for either a bond and/or tax referendum capable of funding future, larger improvements.

The following strategic initiatives are recommended to accomplish these ends:

- Initiate a policy of Prudent Advance Acquisition. Set aside funds and purchase land suitable for large parks, neighborhood parks, and pocket parks that are accessible, serving larger population concentrations and activity centers, even if the land cannot be developed immediately
- Develop facilities and improve existing parks in ways that, based upon input received from the community, will receive high utilization or accommodate tournament play and attract tournament use
- Identify partnering opportunities with area businesses and organizations having a genuine interest in providing meaningful assistance in developing recreational programs and/or facilities
- Expand staffing and or partnerships to provide program offerings to include additional age groups and demographics
- Marry expanded programming with current programming in a manner that will take fullest advantage of available facilities to maximize participation rates
- Identify naming opportunities for large corporations and private donors to sponsor development of specific and needed recreational facilities
- Pursue sensible trail linkages (such as Rogers Bridge and around Autrey Mill Nature Preserve) to set the foundation for a future Recreational Greenway Master Plan

## LAND ACQUISITION

The top priority, identified by the community, and top recommendation of the Recreation and Parks Strategic Plan is the acquisition of additional park land. The city would benefit from the addition of large parks, neighborhood parks, and pocket parks. Vacant land that is suitable for recreation development in Johns Creek is limited, particularly larger parcels in geographical locations that would afford accessibility for underserved areas. If this plan is to succeed, the city must focus first on land acquisition. Once the land is gone there will be no opportunity for developing a significant park. Capital improvements can always follow the land acquisition.

**Goal: Acquire land suitable for park and greenway development in locations geographically accessible to residents.**

The following objectives measure progress towards accomplishing this goal:

- Adopt a policy or resolution committing to the prudent advance acquisition of land suitable for park development
- Acquire at least one (*ideally two*) properties of 100+ acres
  - Ideally, and if available, one tract would be located on the eastern half of the city and the other would be located central to the city
  - If only one can be acquired it should be developed for a recreational tournament complex (multi-purpose fields)
- Acquire at least one (*ideally two*) properties of 40+ acres
  - Ideally, at least part of this acreage would be in north-central Johns Creek
- Acquire land in north-central Johns Creek for town green/passive park
- Acquire land for pocket parks and neighborhood parks throughout the city
- Acquire land or secure easements for development as trail linkages to connect existing recreational areas or establish future recreational greenways
- Partner with residential and commercial developers to provide small parks within new developments and re-development projects
- Monitor all new roadway improvements to eliminate crossing conflicts and to secure easements for future trail linkages or recreational greenway routings
- Improve access to NPS passive parkland
  - Pursue a land swap with NPS, trading the wetlands area at Shakerag Park for neighboring NPS land at McGinnis Ferry boat ramp

The locations suggested for the above recommended parkland additions are made in recognition that land will not necessarily become or be readily available in any precise area. The ideal locations suggested would improve the geographic coverage of the city's parkland but should not be considered a limitation for acquisition. Also, any land acquired by the City for new municipal facilities such as for future fire stations or a municipal complex should include a greenspace component.

In addition to land acquisitions for future park development, there is a need to acquire land or easements for future development of recreational greenways and provide connectivity throughout the recreation system and city at large. Although exact routes and corridors should

be carefully studied as part of an overall Recreational Greenway Master Plan, the same concept of Prudent Advance Acquisition should apply to segments that may be advantageous for a future recreational greenway system or trail linkages. Successful recreational greenways and trail linkages will balance the desires of the community with the rights of the adjacent land owners. Additionally, the study of and plans for any new recreational greenways and trail linkages should consider security, privacy, economic, and other concerns of both users and adjacent land owners. To maximize results, the city should focus its efforts on undeveloped or less densely developed property and work with property owners who agree to inclusion on a recreational greenway or trail linkage.

Of the acquisitions, larger properties that can make a major impacts to address the community's desire for additional park land should be prioritized. Johns Creek should strive to complete these acquisitions as soon as possible. Smaller parcels that can readily be developed as neighborhood and pocket parks, or that are compatible with potential corridors for a recreational greenway should be acquired as funds become available. Land acquisition priorities are, in order of preference as follows:

1. Tournament Complex Park (100 +/- acres)
2. Large Community Park (100 +/- acres)
3. Town Green (10 +/- acres)
4. Passive Use Park (40 +/- acres)
5. Community Park (40 +/- acres)

Smaller parcels that can easily be developed as neighborhood and pocket parks, or that are compatible with elements of the city-wide recreational greenway system, should be acquired as funds become available. Following the completion of the recommended Recreational Greenway Master Plan, land along potential recreational greenway routes would increase in priority for land acquisition.

## **IMPROVEMENTS TO EXISTING PARKS**

Improvements should be made to each of the four existing Johns Creek parks. These range from the addition of new facilities to modifying existing facilities to improve function and utilization.

### **Autrey Mill Nature Preserve**

Improvements recommended for Autrey Mill are intended to broaden recreational opportunities and facilitate connectivity with nearby activity centers and the Chattahoochee River. The recommendations are made with awareness for the Conservation Easement (*recorded in Deed Book 43269 beginning on page 539*) that restricts certain types of development on the property.

### **Tier I – Park Improvements**

1. Repair Foundation of Visitors Center
2. Repair Foundation of Summerour House



3. Trail Linkage to Spruill Oaks Library
4. Trailhead for trail linkages
5. Improve Parking Lot with Permeable Pavers
6. Add Bus Turnaround in New Permeable Pavers Lot
7. Trail Linkage to Autrey Mill Middle School
8. Trail Linkage to Georgia Power Easement
9. Prepare a Forest Management and Wildlife Plan

#### **Tier II – Park Improvements**

10. Archery Range with 16 Target Lanes
11. Small Shelter at Archery Range
12. Ropes / Challenge Course (in the trees)
13. Climbing Tower (wood frame, 30' tall)
14. New Check-in/Headquarters/Classroom Building closer to the main gate (*in the 1.75 +/- acres on the southeast corner of the property as allowed in the Conservation Easement*)
15. Parking Lot (5 spaces) at New Check-in Building (under the tree canopy)
16. Expanded Soft Surface Nature Trails
17. New Park Signage and Wayfinding System

#### **Tier III – Park Improvements**

18. Adventure Playground (for adults and children)
19. Second Community Pavilion in the forested area along Autrey Mill Road (*as allowed in the Conservation Easement*)
20. Additional Restroom Building (for Community Pavilion)
21. Parking Lot (30 spaces) at New Pavilion

#### **Newtown Park**

Newtown Park has very little room for additional facilities. Should the City acquire additional parkland that is subsequently developed with recreational fields or other amenities currently available only at Newtown Park, the city should evaluate the current needs within Newtown Park. For example, if additional land is acquired that can be utilized for more community garden space, additional garden plots would not be recommended at Newtown Park. With this in mind, recommendations focus on upgrades and the addition of facilities that do not occupy large spaces, but will maximize benefits to users.

#### **Tier I – Park Improvements**

1. Add bathrooms/concession building at the Amphitheater
2. Sidewalk and Step Connections throughout the Park (such as from parking lot to Field #2)
3. Renovate Existing Stormwater Pond (dredging to improve water quality and appearance)
4. Extend/Complete Multi-use Perimeter Loop Trail around Park

5. Improve Landscaping by Adding Shade Trees
6. Purchase a bus for Park Place Day Trips

#### **Tier II – Park Improvements**

7. Artificial Turf on Lacrosse Field (replace the grass surface)
8. Lighting Tennis Courts
9. Add Shade Structure at Tennis Courts
10. Expand Community Gardens (by Park Place)
11. Expand Bocce Courts (by Park Place)
12. Add Horseshoe Pits (by Park Place)
13. Add Shuffleboard Courts (by Park Place)
14. New Park Signage and Wayfinding System

#### **Tier III – Park Improvements**

15. Add Soft Surface Nature Trails (below the dam)
16. Add Nature Trail Amenities (benches, bench swings)
17. Artificial Turf on Main Soccer Field (replace the grass surface)
- ~~18. Add Picnic Shelters~~

### **Ocee Park**

Ocee Park also has very little room for additional facilities. The recommendations focus on upgrades and the addition of facilities that do not occupy large areas, but will maximize benefits to users.

#### **Tier I – Park Improvements**

1. Renovate/Replace Existing Playground
2. Add Restroom to Serve Lower Fields
3. Convert Tennis Courts to Pickle ball Courts
4. Add Picnic/Shade Structure at Pickle ball Courts
5. Improve ADA Access to Field #5
6. Convert Basketball Courts to Sand Volleyball
7. Add Restroom/Shade Structure with Ping Pong Table
8. Improve Landscaping by Adding Shade Trees

#### **Tier II – Park Improvements**

9. Adventure Playground (for adults and children)
10. Add Soft Surface Nature Trails
11. Add Nature Trail Amenities (benches, bench swings)
12. New Park Signage and Wayfinding System

#### **Tier III – Park Improvements**

13. Lighting Control Upgrade (for the baseball field lights)

### **Shakerag Park**

The recommendations for Shakerag Park will include substantial improvements of the athletic field area and the addition of passive facilities within the undeveloped portions.

#### **Tier I – Park Improvements**

1. Add Wildlife Observation Deck / Blind
2. Add ADA Fishing Pier
3. Add Shade Structures with Ping Pong Tables
4. Add Tot Lot Playgrounds (adjacent to the picnic shelters)
5. Extend Pedestrian Access from School (Sidewalk and Boardwalk)
6. Improve Landscaping by Adding Shade Trees
7. Add Connector Trail Linkage to NPS Land

#### **Tier II – Park Improvements**

8. Artificial Turf one Multi-purpose Field
9. Add lights to Artificial Turf Field
10. Renovate Existing Baseball Field (Investigate further anticipated use and need of modifying the existing smaller baseball field (on school property) into a Miracle League Field)
11. Add Field Lights to Renovated Baseball Field
12. Add Lower Access Drive and Parking Area
13. New Park Signage and Wayfinding System

#### **Tier III – Park Improvements**

14. Add Soft Surface Nature Trails
15. Add Interpretive Signage System (for Nature Trails)
16. Add Nature Trail Amenities (benches, bench swings)
17. Fence perimeter of Playing Fields

### **NEW PARKS AND INDOOR FACILITIES**

Should the city be successful in acquiring additional land, the new parks and facilities need to be developed to meet the needs of a diverse, expanding, and aging population base.

***Goal: Provide a greater number of parks and a wider range of both active and passive recreational facilities to serve all age groups.***

### **NEW PARKS (LAND PREVIOUSLY ACQUIRED)**

#### **Morton Road Park**

The city's recent acquisition of a 4-acre property provides an ideal location for a new small neighborhood park. The recommended program elements for this park include:

- Large pavilion
- Grassed volleyball/badminton court

- Grassed open play field
- Tot lot/playground/sandbox
- Play structure
- Four picnic shelters
- Bench swings
- Two horseshoe pits
- A 1,000 foot perimeter walking trail
- Restroom building
- Perimeter security fence
- Parking for 60 cars

### **State Bridge Park**

The land for the State Bridge Park has already been acquired by the city but not yet developed. This small neighborhood park will serve the adjacent neighborhoods.

The recommended program elements for this park addition include:

- Play structure
- Two Picnic shelters
- Two Horseshoe pits
- Six Picnic tables / grills
- Bench swings
- A 1,000 linear foot loop walking trail
- Restroom building
- Parking for 20 cars

### **Bell-Boles Park**

The land for the Bell-Boles Park has already been acquired by the city but will not be developed until the Bell-Boles roundabout is first completed. Anticipated to be roughly 2 acres, Bell-Boles Park will be a pocket park designed to serve a portion of the immediate neighborhood. Access will be primarily accomplished on foot.

The recommended program elements for this park addition include:

- A tot lot playground
- Small grassed play field
- Sidewalk with benches and swings
- Picnic shelter with grill
- Horseshoe pit
- Picnic tables
- Short nature loop trail
- Restroom building





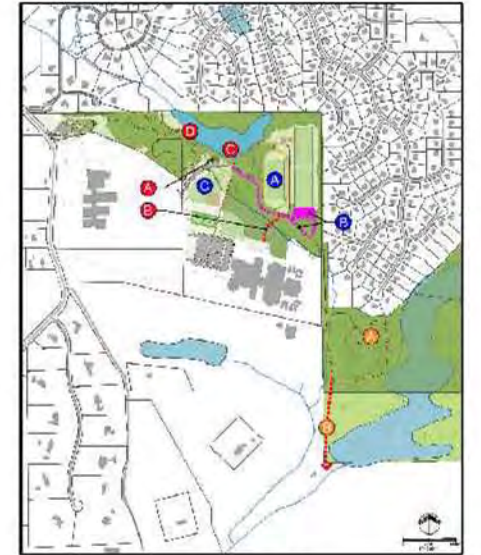
OCEE PARK



STATE BRIDGE PARK



MORTON ROAD PARK



SHAKERAG PARK



AUTREY MILL



BELL-BOLES PARK

NEWTOWN PARK



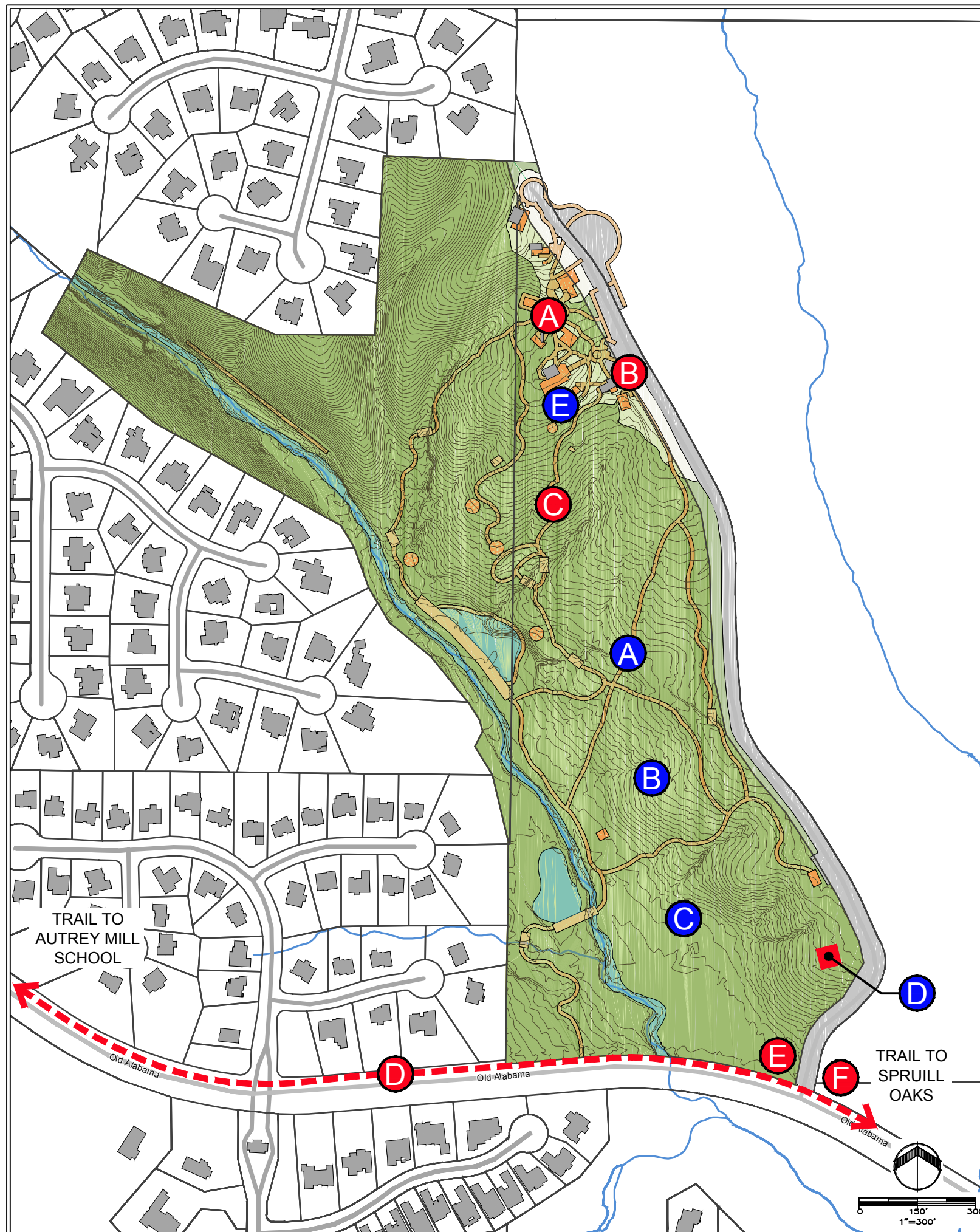
CHATTAHOOCHEE RIVER  
NATIONAL RECREATION AREA

CHATTAHOOCHEE RIVER  
NATIONAL RECREATION AREA

CHATTAHOOCHEE RIVER  
NATIONAL RECREATION AREA

PARKS LOCATION





## TIER I

- A** REPAIR FOUNDATIONS OF VISITOR CENTER & SUMMEROUR HOUSE
- B** ADD PERMEABLE PAVER PARKING LOT & BUS TURNAROUND
- C** PREPARE FOREST MANAGEMENT PLAN
- D** TRAILS TO AUTREY MILL SCHOOL, & SPRUILL OAKS LIBRARY
- E** ADD TRAILHEAD FOR TRAIL LINKAGES
- F** TRAIL LINKAGE TO GEORGIA POWER EASEMENT

## TIER II

- A** ARCHERY RANGE - 16 TARGETS WITH SMALL SHELTER
- B** ROPES CHALLENGE COURSE
- C** EXPANDED SOFT SURFACE NATURE TRAILS
- D** CHECK-IN / HQ OFFICE / CLASSROOM BUILDING WITH ADDED PARKING
- E** CLIMBING TOWER
- F** NEW PARK SIGNAGE & WAYFINDING

## TIER III

- A** 2ND COMMUNITY PAVILION WITH PARKING LOT IN TREES
- B** SPECIAL NEEDS / ADVENTURE PLAYGROUND FOR ADULTS AND CHILDREN
- C** ADDITIONAL RESTROOM AT COMMUNITY PAVILION

# AUTREY MILL

## PARK IMPROVEMENT RECOMMENDATIONS





### TIER I

- A** SIDEWALK AND STEP CONNECTIONS THROUGHOUT PARK
- B** EXTEND / COMPLETE MULTI-USE PERIMETER LOOP TRAIL AROUND PARK
- C** LANDSCAPE ADDITION OF SHADE TREES IN PARK
- D** ADD CONCESSION / RESTROOM BUILDING AT AMPHITHEATER
- E** RENOVATE EXISTING STORMWATER POND
- F** PURCHASE A BUS FOR PARK PLACE DAY TRIPS

### TIER II

- A** ARTIFICIAL TURF LACROSSE FIELD
- B** LIGHTS ON TENNIS COURTS
- C** PARK SIGNAGE & WAYFINDING SYSTEM
- D** ADD SHADE STRUCTURE AT TENNIS COURT
- E** EXPAND COMMUNITY GARDENS
- F** EXPAND BOCCE COURTS, ADD HORSESHOE PITS, AND ADD SHUFFLEBOARD COURTS

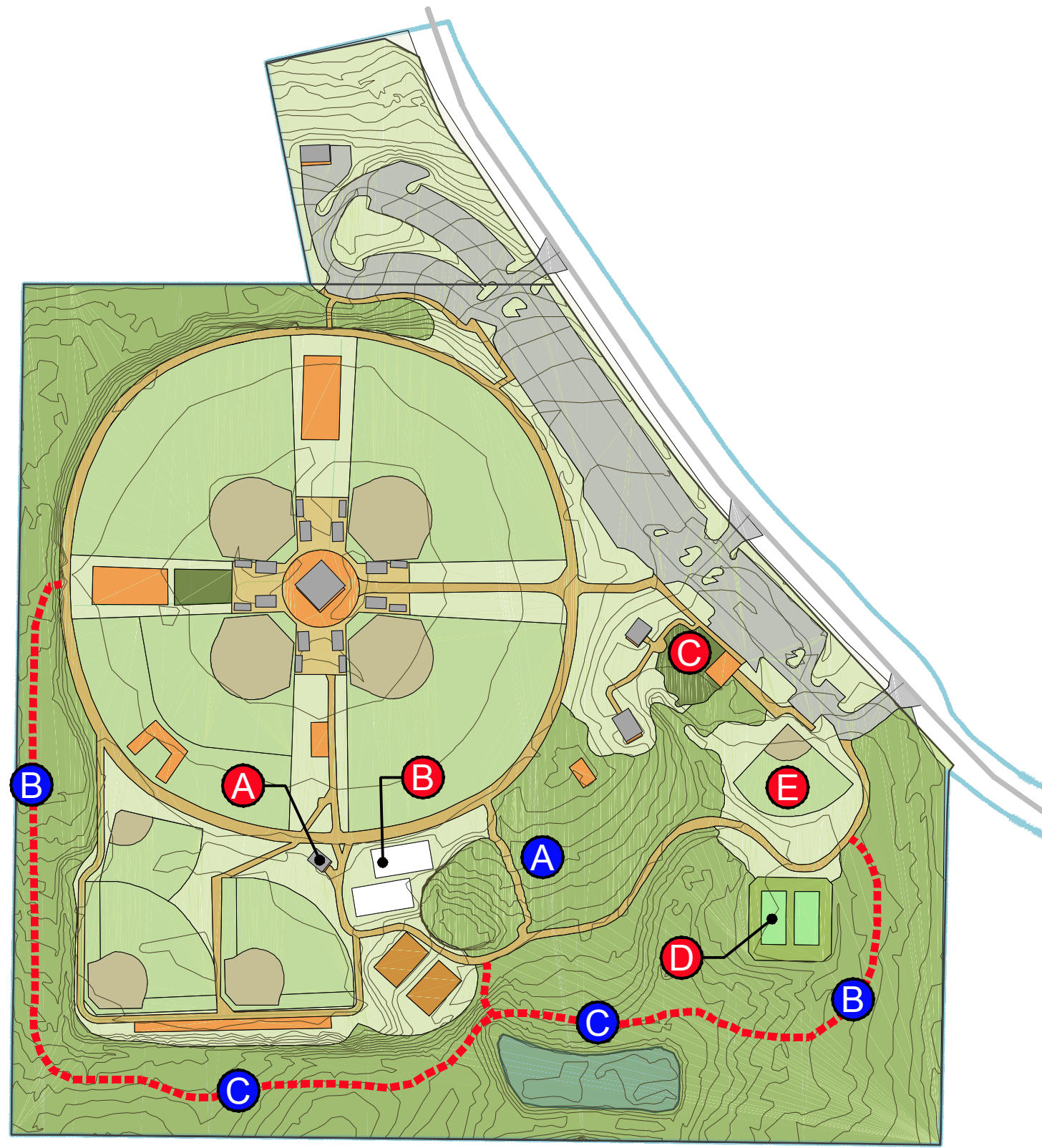
### TIER III

- A** ADD SOFT SURFACE NATURE TRAILS
- B** ADD NATURE TRAIL AMENITIES
- C** ARTIFICIAL TURF ON SOCCER FIELD

## NEWTOWN PARK

### PARK IMPROVEMENT RECOMMENDATIONS





## TIER I

- A** RESTROOM FOR LOWER FIELDS
- B** CONVERT BASKETBALL COURTS TO SAND VOLLEYBALL
- C** RENOVATE EXISTING PLAYGROUND
- D** CONVERT TENNIS COURTS TO PICKLE BALL COURTS AND ADD A PICNIC SHELTER
- E** IMPROVE ADA ACCESS TO FIELD #5
- F** RESTROOM / SHADE STRUCTURE WITH PING PONG TABLE
- G** LANDSCAPE - ADD SHADE TREES THROUGHOUT PARK

## TIER II

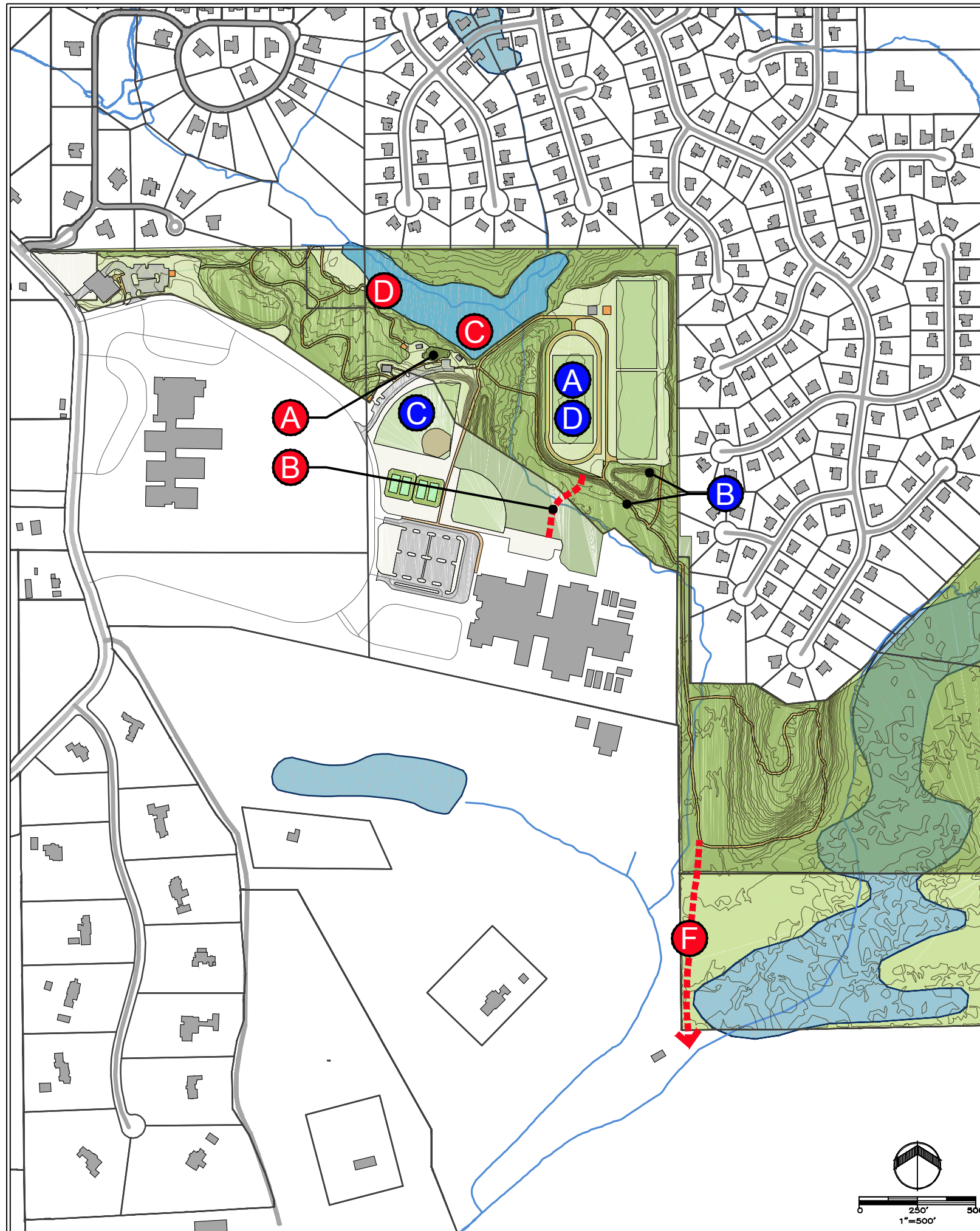
- A** ADULT/CHILD ADVENTURE PLAYGROUND
- B** SOFT SURFACE NATURE TRAILS THROUGH THE WOODLANDS
- C** NATURE TRAIL AMENITIES
- D** PARK SIGNAGE & WAYFINDING SYSTEM

## TIER III

- A** LIGHTING CONTROL UPGRADES FOR PARK

# OCEE PARK

## PARK IMPROVEMENT RECOMMENDATIONS



## TIER I

- A** ADD SHADE STRUCTURES WITH PING PONG TABLES AND TOT LOT
- B** EXTEND PEDESTRIAN ACCESS FROM SCHOOL TO BALLFIELDS
- C** ADA FISHING PIER
- D** WILDLIFE OBSERVATION DECK / BLIND
- E** LANDSCAPE - ADD SHADE TREES THROUGHOUT THE PARK
- F** ADD CONNECTOR TRAIL LINKAGE TO NPS LAND

## TIER II

- A** ARTIFICIAL TURF ON MULTI-PURPOSE FIELD
- B** LOWER ACCESS DRIVE AND PARKING AREA
- C** RENOVATE EXISTING BASEBALL FIELD AND ADD FIELD LIGHTS
- D** ADD LIGHTS TO ARTIFICIAL TURF FIELD
- E** NEW PARK SIGNAGE AND WAYFINDING SYSTEM

## TIER III

- A** ADD SOFT SURFACE NATURE TRAILS
- B** ADD INTERPRETIVE SIGNS TO NATURE TRAILS
- C** ADD NATURE TRAIL AMENITIES
- D** FENCE PERIMETER OF PLAYING FIELDS

# SHAKERAG PARK

## PARK IMPROVEMENT RECOMMENDATIONS





## TIER I

- A** LARGE PAVILION
- B** TURF VOLLEYBALL / BADMINTON
- C** OPEN PLAY FIELD
- D** TOT LOT / PLAYGROUND / SANDBOX
- E** PICNIC SHELTERS w/HORSESHOE PITS
- F** BENCH SWINGS
- G** PERIMETER LOOP TRAIL
- H** RESTROOM BUILDING
- I** TRAILHEAD ON GEORGIA POWER EASEMENT
- J** PARKING FOR 60 CARS

## MORTON ROAD PARK PARK IMPROVEMENT RECOMMENDATIONS



**TIER I**

- A** ADDITIONAL PICNIC SHELTERS AND HORSESHOE PITS
- B** ADDITIONAL SITE FURNISHINGS
- C** EXTEND NATURE TRAILS
- D** ADD LIGHTS TO PARKING LOT
- E** ADD PARK SIGNAGE
- F** POTENTIAL TRAILHEAD FOR FUTURE GREENWAY ALONG THE GEORGIA POWER EASEMENT

**STATE BRIDGE PARK**  
**PARK IMPROVEMENT RECOMMENDATIONS**





## TIER I

- A** PARKING LOT WITH LIGHTS AND SIDEWALKS

## TIER II

- A** OPEN LAWN PLAY FIELD
- B** PICNIC SHELTER WITH TOT LOT
- C** NATURE TRAIL LOOP
- D** RESTROOM BUILDING
- E** LANDSCAPE
- F** PARK SIGNAGE SYSTEM

# BELL-BOLES PARK

## PARK IMPROVEMENT RECOMMENDATIONS



## PROPOSED NEW PARKS (LAND TO BE ACQUIRED)

### **Tournament Complex**

Targeted as an acquisition parcel between 100 and 200 acres, the first 100 acres of the proposed Tournament Complex Park should be used to provide enough multi-use fields to allow for tournament play. If a full 200 acres are acquired for the Tournament Complex Park, the additional uses will relieve current deficits in other types of athletic fields. The park can also provide other active and passive opportunities responsive to input received from stakeholders and residents, and provide space for a much needed indoor center.

The recommended program elements for this type of park addition include:

- Sixteen multi-purpose rectangular fields arranged in four-field complexes
  - Four artificial turf fields with lighting in one four-field complex
  - Twelve natural grass fields in three four-field complexes – at least one of which should have a cricket overlay (see diagram in the **Appendix**)
- Field house with bleachers adjacent to the turf fields
- Concession/restroom buildings
- Six lighted ball diamonds suitable for tournament play
- Two outdoor basketball courts
- Two lighted multi-purpose courts
- Two sand volleyball courts
- A 40,000 square foot indoor recreation center
- A Frisbee golf course
- Dog park
- Three playgrounds
- Three ~~space~~-picnic shelters
- Two miles of walking/bike trails
- Two restroom buildings
- Parking for 800 cars in four separate 200 car lots
- Maintenance facility

### **Passive-Use Park**

Although the southern border of Johns Creek includes three CRNRAs, the north and central areas of Johns Creek are underserved in terms of passive-use parks. Adding a property of 40-50 acres, located (if possible) in north-central Johns Creek would accommodate use by families and groups for passive recreational needs.

The recommended program elements for this type of park addition include:

- A large open grassed play field

- Playground to include structures to accommodate children with special needs
- Three picnic shelters
- Community pavilion with cooking facilities and tables to seat 100+
- Large amphitheater (500 seat capacity)
- Splash pad
- A community center (4,000 sf)
- Playground at community center
- Two miles of walking/bike trails
- Two restroom buildings
- Maintenance facility
- Parking for 165 cars

### **Community Park: Active and Passive Use**

If not fully addressed by a 200 acre Tournament Complex Park, a 40+ acre Community Park with both active and passive uses could address some of the current deficits for other types of athletic fields, active recreation needs, passive recreation opportunities, and provide much needed indoor space.

The recommended program elements for this type of park addition include:

- Four lighted ball diamonds suitable for tournament play
- A concession/restroom building at ballfields
- Two basketball courts
- Two playgrounds, one of which incorporates structures for children with special needs
- Four lighted pickle ball courts,
- Three picnic shelters
- Splash pad
- Senior Center, with four Bocce Ball courts
- Two horseshoe pits, two shuffleboards,
- Twenty community garden plots
- Two miles of walking trails
- Two restroom buildings (*at splash pad and courts*)
- Maintenance facility
- Parking for 350 cars

### **Town Green**

Any future redevelopment of Technology Park – Johns Creek should include a Town Green with space for passive recreation. Ideally, a system of interwoven multi-use trails, open green spaces, and pocket parks would add to the vibrancy of any redevelopment scenarios.

### **Pocket Parks**

Additional smaller neighborhood parks and pocket parks are recommended throughout the city. Depending on the size of the property, uses similar to those described above for Morton Park, State Bridge Park, and Bell-Boles Park would all be appropriate for pocket parks across the city to serve the neighborhoods. Also, any land acquired for future municipal use (such as for a new fire station or municipal complex) should include some functional open space with amenities similar to those found in a pocket park.

## **INDOOR FACILITIES**

### **Park Place**

Park Place is at capacity. However, utilization could be increased by extending the hours of operation. Given the existing schedule, suggested extensions of facility hours include until 8 PM on Mondays – Wednesdays and until 3:30 PM on Fridays and Saturdays.

### **Recreation Center**

The community identified a need for an indoor recreation center. The recreation center should be approximately 40,000 square feet of enclosed space.

A 40,000 square foot building would allow for the inclusion of the following facilities:

- Two full court basketball gyms with cross courts for younger children and floor sleeves for volleyball standards
- Badminton court
- Ping pong tables
- Mezzanine level running track spanning the perimeter of both courts
- Climbing wall
- Large community meeting room with dividable partitions
- Small community room
- Weight room with free weights and exercise machines
- Multiple classrooms suitable for dance, aerobics, yoga, Zumba and other fitness activities
- Classrooms designed for arts, crafts, ceramics and other similar programs
- Game, video, and computer room
- Full service commercial-grade kitchen
- Administrative office space
- Maintenance and storage facilities
- Restrooms

In terms of programming, a recreation center would be a focal point for youth and adult athletic programs including basketball, volleyball, dodgeball, gymnastics, fitness and exercise, aerobics, yoga, Zumba, rock climbing, arts and crafts, dance, ping pong, badminton, educational classes, and a variety of other opportunities.

### **Community Center**

The community identified a need for a community center. A typical community center is in the range of 3,500 to 4,000 square feet. If a new facility is not an option, the city could investigate leasing commercially available space and converting it to serve as a community center.

A 4,000 square foot building will allow for the inclusion of the following facilities:

- A large meeting room
- Small multi-purpose rooms for activities such as exercise or art classes
- Small administrative office
- Small kitchen
- Restrooms

In terms of programming, community centers are an ideal place for small club gatherings, group meals, teen programs, exercise classes, and would provide opportunities for parents with small children to gather.

### **Senior Center**

A second Senior Center is proposed if additional land can be acquired in north, central, or east Johns Creek. A building containing approximately 5,000 – 6,000 square feet would allow for a wide range of indoor facilities, and potentially for future expansion.

A 6,000 square foot building will allow for the inclusion of the following facilities:

- Health, fitness and wellness rooms
- Classrooms
- Large community room for music and dancing
- Small library
- Game room (board games, card tables, pool table, ping pong tables)
- An arts and crafts studio
- Full-service kitchen
- Administrative office
- Restrooms

Adjacent to the Senior Center would be the following outdoor facilities:

- Four Bocce Ball courts
- Two horseshoe pits

- Two shuffleboard courts
- Badminton court
- Community garden
- Picnic pavilion

In terms of programming, a new senior center would be larger than Park Place and would provide space for a wider range of exercise and fitness programs, social programs, and educational programs. The center could host concerts, comedy shows, and provide a larger base for travel programs. The acquisition of a motor coach would greatly expand opportunities for field trips and travel excursions. In addition, recommendations previously mentioned would provide expanded outside programs such as Bocce Ball, horseshoes, shuffleboard and gardening.

### **Cultural Arts Center**

Community feedback also highlighted the need for a Cultural Arts Center. The ideal location for such a facility would be within an active commercial area such as Technology Park – Johns Creek. Success of such a facility would depend upon flexibility to allow use by multiple groups within the city as well as draw from surrounding restaurant and retail establishments. The building size and amenities to be included should be further explored through a feasibility study. A Cultural Arts Center in the central business district would pair well with an “arts trail” that utilizes the sidewalks for exhibits and interpretive signage and would wind through Technology Park – Johns Creek, terminating at the Cultural Arts Center.

Although priorities will ultimately be impacted by land acquisitions, the general priority for indoor facilities are as follows:

1. Indoor Recreation Center
2. Community Center
3. Second Senior Center
4. Second Community Center
5. Cultural Arts Facility

## **PROGRAMMING AND STAFFING**

Input received indicated an overall level of satisfaction with the current programming efforts with the acknowledgement that the city does not currently meet the demand of all age groups for athletic or non-athletic programs. Additional program offerings must maintain pace both with population growth and the expansion of the recreation system.

***Goal: Provide adequate staffing or partnerships to expand existing programs and provide new program offerings to all age groups.***

The following objectives measure progress towards accomplishing the programming portion of this goal:

- Add programming to target underserved age groups including:
  - Senior citizens – particularly those between the ages of 55 and 62
  - Older seniors whose needs are not served by Park Place
  - Active adults
  - Older teens
  - Individuals with special needs
  - Parents with young children
- Add programs targeting underserved diverse cultural interests including cricket, ping pong, and badminton
- Develop additional indoor programs
- Expand the Parks Without Borders idea to include other neighboring communities, additional sports, and to non-sport activities such as art, fitness, and cultural programs, family reunions and retreats, and additional senior programming and trips
- Expand cultural arts programs, performing arts, and other community events
- Expand outdoor programming including outdoor adventures, canoeing/kayaking, hiking, expansion of present environmental education, fishing, and heritage appreciation.
- Improve marketing used to publicize programs

The following objectives measure progress towards supporting the existing and contemplated programs:

- Transfer the Volunteer Coordinator position from the Communications Department into Recreation and Parks Department and retitle as Park Place Coordinator to be more reflective of duties performed
- Add an additional Recreation Leader position to facilitate coverage of Shakerag Park
- Create a Recreation Leader II level position to acknowledge additional duties needed to support of existing programming
- Add additional Recreation Coordinator to assist with current programming needs
- Add additional Park Place Coordinator to expand the hours and programs offered at Park Place in Newtown Park
- Establish the Recreation and Parks Division into a stand-alone Department
- Add staff as new programs are initiated
- Add staff as additional facilities are developed
- Work closely with the Police Department to evaluate ways to continually promote park and trail safety
- Work closely with current athletic associations to establish policies to improve efficiency and avoid redundancy



### **Underserved Groups**

The input received indicated that there are several underserved population groups, including: individuals with special needs, older teens, families without children, young children, seniors between the ages of 55 and 62 years, and older seniors. These specific groups are fairly typical of all communities in this area.

### **Non-Resident Fees**

A number of comments were critical of the non-resident fee structure in place, particularly as it relates to Ocee Park programs, and to a lesser extent, the programs at Newtown Park. This is particularly due to the proximity of these two parks to neighboring cities.

Surcharging non-residents (50 percent greater fees) is not atypical for a recreation department as it tries to balance program participation between residents and non-residents, giving priority to, and allowing for higher participation rates of the resident population.

For the 2015 seasons, Johns Creek undertook a pilot Parks without Borders program for youth softball which waives non-resident fees for the residents of the two participating jurisdictions (Johns Creek and Alpharetta). Consideration should be given to expanding the agreement with other neighboring communities and into other supports such as soccer, baseball, lacrosse, and tennis. The Parks without Borders approach has merit, particularly in situations where parks in adjacent communities are within close proximity to each other and duplicate facilities and programs of each other. The program could reduce unnecessary duplication of facilities, in turn reducing need to buy more land for athletic fields.

### **Partnerships**

Outdoor programs, particularly athletics, will increase as new parks are built and fields are constructed. Relationships with athletic associations similar to those presently operating at Newtown and Ocee parks to run any new athletic programs should be continued with two caveats. First, additional effort should be made to improve communication channels between the athletic associations and the city. Secondly, attention should be given to the development of performance measures and standards by which the city and athletic associations can more clearly agree on performance expectations for use of the city's facilities and programs.

## **RECREATIONAL GREENWAYS AND CONNECTIVITY**

Along with the acquisition of land, the creation of a recreational greenway system was another top priority identified from the community input. However, with less than ten percent of the city's total land area being vacant or undeveloped and the city's respect for private property rights, development of a recreational greenway and any trail linkages must be carefully studied before any specific routes or plans are determined. As such, the recommended initial step is to undertake a Recreational Greenway Master Plan to study property ownership along different

potential greenway routes and trail linkages, identify opportunities and constraints relative to securing the necessary easements, identifying transportation crossing points, prioritize efforts, and design a preliminary layout of the system with cost estimates.

**Goal: Provide a city-wide recreational greenway and trails that affords both linkages to parks, activity centers, and nearby regional recreational greenways.**

The following objectives are established to measure progress towards accomplishing this goal:

- Master Plan for Greenways and Linkages
  - Prepare a master plan and design standards document for a city-wide recreational greenway system
  - Study property ownership and interest of impacted owners for potential recreational greenways along natural and utility corridors
- Rogers Bridge
  - Further the existing partnership with Duluth, Fulton, Gwinnett, and NPS to complete the study for the replacement or refurbishment of Rogers Bridge
  - Replace or refurbish Rogers Bridge and create a pedestrian and bicycling connection crossing the Chattahoochee River to Duluth
  - Develop the Rogers Bridge Trail into a recreational greenway with a trail head, parking, and other amenities
- Autrey Mill Linkages
  - Provide a trail linkage around the adjacent water reservoir
    - Subject to the study of property ownership and interest from said owners, continue the trail linkage to Buice Road
  - Provide a trail linkage to Autrey Mill Middle School
  - Provide a trail linkage to the Spruill Oaks Library
    - Subject to a study of property ownership and interest from said owners, continue the trail linkage between Spruill Library and the Georgia Power easement
- Within Parks
  - Complete and/or develop continuous loop trails within each of the existing parks
  - Include continuous loop trails in all new parks, where appropriate
- Trails around Lakes
  - Shakerag Park - explore creating a trail around the lake
  - Technology Park – Johns Creek – explore formalizing the trail around the existing lakes

Input received indicated that establishing a recreational greenway system should be one of the highest priorities for plan implementation. Potential routes and connections have been envisioned but before such a system can be planned, additional study is needed to focus and direct the city's efforts to acquire adequate land and easements. Successful recreational greenways and trail linkages will balance the desires of the community with the rights of the

adjacent land owners. Additionally, the study of and plans for any new recreational greenways and trail linkages should consider security, privacy, economic, and other concerns of both users and adjacent land owners. To maximize results, the city should focus its efforts on undeveloped or less densely developed property and work with property owners who agree to inclusion on a recreational greenway or trail linkage. For example, due to strong opposition from property owners along Johns Creek, the residentially developed portions of Johns Creek are unlikely to be developed as a recreational greenway.

In the interim until a Recreational Greenways Master Plan can be completed, several trail linkages are prioritized as Tier I recommendations. Two such projects are connections on either side of Autrey Mill Nature Preserve – one to the Spruill Oaks Library and the other to Autrey Mill Middle School. These linkages would serve to increase accessibility and use of all three activity centers. Another that should be a high priority is completion of the study for the replacement/refurbishment of the Rogers Bridge crossing of the Chattahoochee River. Built around 1900, the 318 foot long Rogers Bridge crosses the Chattahoochee River between Johns Creek and Duluth. The city should continue its partnership with the city of Duluth, Fulton County, Gwinnett County, and the National Park Service to determine if the bridge can be refurbished or if it must be replaced before the recreational greenway connection can be completed.

The fourth trail linkage considered as a Tier I recommendation is the Georgia Power right of way from the Chattahoochee River to north of Buice Road. The close proximity to Autrey Mill Nature Preserve would connect this vital asset to the Chattahoochee River.

1. Recreational Greenways Master Plan
2. Rogers Bridge Replacement/Refurbishment Study
3. Autrey Mill Nature Preserve connection to Autrey Mill Middle School
4. Autrey Mill Nature Preserve connection to Spruill Oaks Library
5. Georgia Power Right of Way (Chattahoochee River to Buice Road)

Priority recommendations for Tier II and Tier III would be set by the Recreational Greenways Master Plan.

## 09 COSTS OF RECOMMENDATIONS

This section provides order-of-magnitude cost estimates and outlines two implementation pathways.

### LAND ACQUISITION

The highest priorities for Plan implementation is the acquisition of additional park land. Based on actual market costs from acquisitions and other transportation and right of way projects, Johns Creek land acquisition costs are estimated as follows:

Land Acquisition Costs	Average Cost
Large Tracts of Residential Land	\$150,000 per acre
Residential Land	\$250,000 per acre
Commercial Land	\$450,000 per acre
Generic Land Acquisition Cost	\$300,000 per acre

With acquisition of additional parkland as the top recommendation of this Plan coupled with a policy of Prudent Advance Acquisition, the following land acquisition targets should be forwarded:

Land Acquisition Targets	Estimated Costs
Tournament Park (100+/- acres)	\$20,000,000
Large Community Park (100+/- acres)	\$25,000,000
Town Green (10 +/- acres)	\$3,000,000
Passive-Use Park (40+/- acres)	\$10,000,000
Community Park (40+/- acres)	\$11,000,000
<b>Total</b>	<b>\$69,000,000</b>

Additionally, land for pocket parks, neighborhood parks, and for the establishment of trail linkages or a recreational greenway system should be acquired where available.

### IMPROVEMENTS TO EXISTING PARKS

Recommendations for improvements to each of the city's four existing parks have been allocated among three priority tiers. Recognizing the unique features and service areas of each park, improvements at one park should not be given priority over other parks but rather viewed equally. If financially possible, understanding the range of costs in proposed improvements, the implementation of improvements should be spread between the four existing parks following the established priority tier system.

In the chart that follows, recommendations for each park have been aggregated by improvement priority tier. Detailed project breakdown and cost for each project in each park are included in the **Appendix**.

Existing Park Improvements	Tier I	Tier II	Tier III	Total
Autrey Mill Nature Preserve	\$1,269,500	\$811,000	\$555,700	\$2,636,200
Newtown Park	\$450,000	\$714,560	<del>\$664,700</del>	<del>\$1,829,260</del>
Ocee Park	\$720,600	\$280,300	\$30,000	\$1,030,900
Shakerag Park	\$238,000	\$1,398,200	\$259,000	\$1,895,200
<b>Total</b>	<b>\$2,678,100</b>	<b>\$3,204,060</b>	<b><del>\$1,509,400</del></b>	<b><del>\$7,391,560</del></b>

## NEW PARKS

Of the new parks recommended, following the prioritized order of land acquisition, has also been aggregated by improvement tier. For the smaller new parks (Morton Road, State Bridge, and Bell-Boles) development of the new parks is generally recommended to be completed in full although individual structures (such as pavilions) can be phased in based on funding availability. Ideally, even the Tournament Complex Park and Large Community Park would be completed in full if funding is available. A phased approach would include initial development of the multi-purpose fields and all related amenities followed by a second phase development of the baseball complex. A detailed project breakdown and cost for each park are included in the **Appendix**.

New Park Development	Tier I	Tier II	Tier III	Total
Morton Road Park	\$1,936,054	\$0	\$0	\$1,936,054
State Bridge Park	\$250,000	\$0	\$0	\$250,000
Bell-Boles Park	\$0	\$551,000	\$0	\$551,000
Tournament Complex Park*	\$11,819,460	\$3,393,960	\$986,450	\$16,199,870
Town Green	\$0	\$5,000,000	\$0	\$5,000,000
Passive-Use Park	\$0		\$3,111,680	\$3,111,680
Community Park	\$0	\$0	\$3,642,870	\$3,642,870
<b>Total</b>	<b>\$14,005,514</b>	<b>\$8,944,960</b>	<b>\$7,741,000</b>	<b>\$30,691,474</b>

\*cost shown is combined with proposed with Large Community Park for a total 200 +/- acre park

Smaller parcels acquired for development as neighborhood and pocket parks should be prioritized and developed as funds become available when weighed against the impact of the development of other new parks.

## NEW INDOOR FACILITIES

The Plan recommends several indoor facilities, all proposed to be constructed on land that is to be acquired for new parks. As with development of new parks, the development of new indoor facilities are generally recommended to be completed in full although individual elements can be phased in based on funding availability.



New Indoor Facilities	Tier I	Tier II	Tier III	Total
Indoor Recreation Center	\$0	\$6,000,000	\$0	\$6,000,000
Community Center	\$0	\$0	\$700,000	\$700,000
Second Community Center	\$0	\$0	\$700,000	\$700,000
Second Senior Center	\$0	\$0	\$1,000,000	\$1,000,000
<b>Total*</b>	<b>\$0</b>	<b>\$6,000,000</b>	<b>\$2,400,000</b>	<b>\$8,400,000</b>

\*Cultural Arts Facility not included in totals

For the community centers, if suitable park land is not available, the city may investigate the feasibility of retrofitting existing vacant commercial structures for use as community centers. The estimated costs included above are for stand-alone, new facilities.

### RECREATIONAL GREENWAYS AND TRAIL LINKAGES

Input received indicated that establishing a recreational greenway system should be one of the highest priorities for plan implementation. Potential routes and connections have been envisioned but before such a system can be planned, additional study is needed to focus and direct the city's efforts to acquire adequate land and easements. In the interim, several trail linkages are prioritized as Tier I recommendations.

Recreational Greenway or Trail Linkage	Anticipated Cost
Recreational Greenway Master Plan	\$200,000
Rogers Bridge Replacement Study	\$50,000*
<u>Autrey Mill Area Trail Study</u>	<u>\$55,000</u>
Autrey Mill – Trail Linkage to Autrey Mill Middle School	\$450,000
Autrey Mill – Trail Linkage to Spruill Oaks Library	\$300,000
Autrey Mill – Trail Linkage to Georgia Power Easement	\$225,000

\*City's portion of the study

Priority recommendations for Tier II and Tier III would be set by the Recreational Greenways Master Plan.

### PARK IMPROVEMENTS COST ESTIMATES

A capital improvements cost estimate was assembled for improvements to each existing park and proposed park discussed in the **Recommendations Section** utilizing unit costs estimates (shown in **Table 11**). All costs are depicted in 2015 dollars.

**TABLE 11**  
**UNIT COST ESTIMATES FOR PARK IMPROVEMENTS**

Facility Type	Anticipated Cost	Area/Dimensions
Land Acquisition	\$300,000/Acre	N/A
Site Preparation	\$20,000/Acre	N/A
Ball Diamond	\$395,000 (\$220,000)*	1.3 Acres
Batting Cage	\$3,500	N/A
Multi-Purpose Artificial Turf Field	\$1,075,000 (\$800,000)*	1.5 Acres
Multi-Purpose Grass Field	\$555,000 (\$280,000)*	1.5 Acres
Cricket Field w/Four Grass Soccer Fields	\$1,250,000 (\$900,000)*	10.0 Acres
Cricket Field Full-Size Stand Alone	\$740,000 (\$540,000)*	6.0 Acres
Open Grass Play Field	\$180,000	1.2 Acres
Basketball Court – Outdoor	\$52,000 (\$40,000)*	60' X 120'
Tennis Courts	\$53,000 (\$35,000)*	60' X 120'
Sand Volleyball Court - Outdoor	\$35,000 (\$25,000)*	50' X 80'
Multi-Purpose Hard Court	\$42,000 (\$30,000)*	60' X 120'
Bocce Court (Group of Two)	\$28,000 (\$20,000)*	10' X 76'
Pickle ball Court	\$22,000 (\$12,000)*	20' X 45'
Horseshoe Pit	\$500	6' X 48'
Shuffleboard Court	\$5,000	10' X 52'
Splash Pad	\$150,000	50' Diameter
Large Playground – Play Structure	\$150,000	0.5 Acres
Special Needs Playground	\$250,000	0.5 Acres
Picnic Shelter – Two Tables	\$30,000	240 S.F.
Community Pavilion – 16 Tables	\$140,000	1400 S.F.
Archery Range – 20 Targets	\$50,000	100' X 300'
Dog Park	\$50,000	1.0 Acres
Disc Golf Park – 18 Holes	\$100,000	6.0 Acres
Pedestrian Metal Bridge – 12 feet wide	\$50,000	100 L.F.
Community Center	\$700,000	4,000 S.F.
Recreation Center	\$6,000,000	40,000 S.F.
Senior Center Building	\$1,000,000	6,000 S.F.
Cultural Arts Center	To Be Determined	To Be Determined
Large Amphitheater	\$250,000	2.5 Acres
Walking/Jogging/Bike Trail – 10 feet wide		
Concrete	\$70/L.F.	N/A
Asphalt	\$35/L.F.	N/A
Soft Surface Nature Trail – 8 feet wide	\$12/L.F.	N/A
Boardwalk 10 feet wide w/Rails	\$25,000	100 L.F.
Restroom Building	\$120,000	600 S.F.
Concessions/Restroom Building	\$240,000	1,200 S.F.
Field House Building w/2 <sup>nd</sup> Floor Booth	\$390,000	1,800 S.F.
Parking (Per Space)	\$875	350 S.F.
Maintenance Building and Yard	\$80,000	2.0 Acres

\*unlighted costs shown in (parenthesis)

Individual detailed cost estimates for the capital expenditures needed for the development of each of the parks and proposed future parks are included in the **Appendix**. The totals, aggregated at the park level, are included below.

**TABLE 12**  
**PARK IMPROVEMENTS AND DEVELOPMENT**  
**FULL PLAN IMPLEMENTATION COSTS**

Existing Park Improvements	Estimated Cost	15% Contingency	Total
Autrey Mill Nature Preserve	\$2,636,200	\$395,430	\$3,031,630
Newtown Park	\$1,829,260	\$274,389	\$2,103,649
Ocee Park	\$1,030,900	\$154,635	\$1,185,535
Shakerag Park	\$1,895,200	\$284,280	\$2,179,480
<b>Total</b>	<b>\$7,391,560</b>	<b>\$1,108,734</b>	<b>\$8,500,294</b>

New Park Development	Estimated Cost	15% Contingency	Total
Morton Road Park	\$1,134,554	\$170,183	\$1,304,737
State Bridge Park	\$250,000	\$37,500	\$287,500
Bell-Boles Park	\$551,000	\$82,650	\$633,650
Tournament Complex Park* (200 +/- acres)	\$16,199,870	\$2,429,981	\$18,629,851
Town Green (10+/- acres)	\$5,000,000	\$750,000	\$5,750,000
Passive-Use Park (40 +/- acres)	\$3,111,680	\$466,752	\$3,578,432
Community Park (40 +/- acres)	\$3,642,870	\$546,431	\$4,189,301
<b>Total</b>	<b>\$29,889,974</b>	<b>\$4,483,496</b>	<b>\$34,373,470</b>

\*cost shown is combined with proposed with Large Community Park for a total 200 +/- acre park

New Indoor Facilities	Estimated Cost	15% Contingency	Total
Indoor Recreation Center	\$6,000,000	\$900,000	\$6,900,000
Community Center	\$700,000	\$105,000	\$805,000
Second Community Center	\$700,000	\$105,000	\$805,000
Second Senior Center	\$1,000,000	\$150,000	\$1,150,000
<b>Total*</b>	<b>\$8,400,000</b>	<b>\$1,260,000</b>	<b>\$9,660,000</b>

\*cost for a Cultural Arts Center not included in total

## IMPLEMENTATION PATHWAYS

Recognizing that the city does not have the financial resources to fully implement all of the land acquisitions, park improvements, and park development recommendations, care has been taken to prioritize the recommendations. When implementing the recommendations, the city has two basic implementation pathways. The first implementation pathway assumes a continuation of current investment levels, and the second implementation pathway utilizes an accelerated level of investment. In either scenario, should available and projected financial

resources fall short of that needed to implement identified projects, projects should be adjusted in priority to take longer than the identified timeframe. Additionally, should financial resources be secured they should be directed to first land acquisition and then followed by park improvements in tier order.

Both of the implementation pathways are hypothetical. The actual investment made in each year will continue to be set through the operating budget adopted by the Mayor and City Council. As the amount of funds that might be obtained from various grant programs would not be significant under either scenario both alternative approaches rely on local funding vehicles only.

### CURRENT LEVEL OF INVESTMENT

Based on a review of the last five years of capital budgets, the implementation program at the current investment level utilizes an annual capital investment around \$1,000,000 for a total of \$9,327,614 over the 10 year period.

Utilizing the current level of investment, funding operations and capital improvements from the General Fund, the implementation of the Plan will over the planning period (2016-2025) will include the suggested improvements to four existing parks and development of the three previously acquired but undeveloped parks, but no new park land acquisitions will be made, no new indoor facilities will be built, and all improvements and development projects for new parks may be moved beyond 2025 for implementation.

**Table 13A & 13B** illustrate the breakdown of the park improvement and development projects that can be completed assuming the continuation of current investment levels from the General Fund over the ten-year planning period.

**TABLE 13A**  
**2016 – 2020: CURRENT INVESTMENT LEVEL**

Investments	2016	2017	2018	2019	2020
<b>Autrey Mill Park</b>	\$120,000	\$439,500	\$675,000	\$35,000	\$50,000
<b>Newtown Park</b>	\$164,000	\$0	\$118,500	\$167,500	\$558,560
<b>Ocee Park</b>	\$375,000	\$328,100	\$17,500	\$0	\$0
<b>Shakerag Park</b>	\$80,000	\$28,000	\$112,500	\$17,500	\$0
<b>Morton Park</b>	\$0	\$0	\$75,250	\$698,994	\$360,310
<b>State Bridge Park</b>	\$0	\$250,000	\$0	\$0	\$0
<b>Bell-Boles Park</b>	\$0	\$0	\$0	\$0	\$0
<b>Land Acquisition</b>	\$0	\$0	\$0	\$0	\$0
<b>Indoor Facilities</b>	\$0	\$0	\$0	\$0	\$0
<b>Totals</b>	<b>\$739,000</b>	<b>\$1,045,600</b>	<b>\$998,750</b>	<b>\$918,994</b>	<b>\$968,870</b>

**TABLE 13B**  
**2021 – 2025: CURRENT INVESTMENT LEVEL**

Investments	2021	2022	2023	2024	2025	Totals
<b>Autrey Mill Park</b>	\$260,000	\$491,000	\$267,000	\$298,700	\$0	<b>\$2,636,200</b>
<b>Newtown Park</b>	\$0	\$70,000	\$86,000	\$0	<del>\$664,700</del>	<del>\$1,829,260</del>
<b>Ocee Park</b>	<del>\$157,000</del>	\$108,300	\$15,000	\$0	\$30,000	<del>\$1,030,900</del>
<b>Shakerag Park</b>	\$357,000	\$405,000	\$0	\$636,200	\$259,000	<b>\$1,895,200</b>
<b>Morton Park</b>	\$0	\$0	\$0	\$0	\$0	<b>\$1,134,554</b>
<b>State Bridge Park</b>	\$0	\$0	\$0	\$0	\$0	<b>\$250,000</b>
<b>Bell-Boles Park</b>	\$0	\$0	\$551,500	\$0	\$0	<b>\$551,500</b>
<b>Land Acquisition</b>	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>Indoor Facilities</b>	\$0	\$0	\$0	\$0	\$0	<b>\$0</b>
<b>Totals</b>	<del>\$774,000</del>	<b>\$1,074,300</b>	<b>\$919,500</b>	<b>\$934,900</b>	<del>\$953,700</del>	<del>\$9,327,614</del>

### ACCELERATED LEVEL OF INVESTMENT

An accelerated investment level would commit to one or more ~~significant permanent~~ funding sources for the duration of the ten year period on top of the current annual capital investment amount of around \$1,000,000 shown in the current investment level.

Based on the city's current financial situation coupled with strong preference for additional investment received from the community, the accelerated level of investment utilized in the example below include utilizing an upfront infusion of unassigned fund balance (more commonly referred to as reserves) during the first year or two of the plan implementation followed by a ~~significant permanent~~ funding mechanism (a general obligation bond or a special household assessment) for the remaining eight years of the planning period.

Under the accelerated level of investment scenario, operations and existing park capital improvements would continue to be funded from the General Fund. Unassigned fund balance (more commonly referred to as reserves) is recommended for development of the previously acquired, but to this point undeveloped, parks and for a portion of the proposed land acquisition. The balance of land acquisition and development of acquired land is proposed to be funded through a ~~significant permanent~~ funding mechanism (a general obligation bond or a special household assessment). For the purposes of the accelerated level of investment, a general obligation bond should be the first preference, and a special household assessment the second preference. This order correlates with input received from the public.

By utilizing the unassigned fund balance (more commonly referred to as reserves) for the initial investments in land acquisition and development of previously acquired, but to this point undeveloped, parks in the first year or two, the city can gain resident support for the initiation of ~~significant permanent~~ funding mechanisms (a general obligation bond or special household



assessment) which would then be utilized as the funding source for the remaining desired land acquisitions and development of acquired land.

Utilizing this accelerated level of investment strategy, the implementation of the Plan over the planning period (2016-2025) will include the suggested improvements to four existing parks, development of the three previously acquired but undeveloped parks, significant new park land acquisitions, development of acquired park land and building of at least one new indoor facility. Some improvements and indoor facilities will be moved beyond 2025 for implementation but a significant portion of the Plan can be implemented.

**TABLE 15**  
**ACCELERATED INVESTMENT LEVEL**  
**USE OF UNASSIGNED FUND BALANCE**

Use of Reserves	Action	Estimated Cost	15% Contingency	Total Cost
<b>Morton Road Park</b>	Park Development	\$1,134,554	\$170,183.10	\$1,304,737
<b>State Bridge Park</b>	Park Development	\$250,000	\$37,500.00	\$287,500
<b>Bell-Boles Park</b>	Park Development	\$551,000	\$82,650.00	\$633,650
	<i>Subtotals</i>	<i>\$1,935,554</i>	<i>\$290,333</i>	<i>\$2,225,887</i>
<b>Tournament Park</b>	Land Acquisition	\$20,000,000	\$3,000,000.00	\$23,000,000
<b>Town Green</b>	Land Acquisition	\$3,000,000	\$450,000.00	\$3,450,000
	<i>Subtotals</i>	<i>\$23,000,000</i>	<i>\$3,450,000</i>	<i>\$26,450,000</i>
	<b>Totals</b>	<b>\$24,935,554</b>	<b>\$3,740,333</b>	<b>\$28,675,887</b>

**TABLE 16**  
**ACCELERATED INVESTMENT LEVEL**  
**USE OF BONDS**

Use of Bonds	Action	Estimated Cost	15% Contingency	Total Cost
<b>Large Community Park</b>	Land Acquisition	\$25,000,000	\$3,750,000	\$28,750,000
	<i>Subtotals</i>	<i>\$25,000,000</i>	<i>\$3,750,000</i>	<i>\$28,750,000</i>
<b>Tournament Park*</b>	Park Development	\$16,199,870	\$2,429,981	\$18,629,851
<b>Town Green</b>	Park Development	\$5,000,000	\$750,000	\$5,750,000
<b>Indoor Recreation Center</b>	Facility Development	\$6,000,000	\$900,000	\$6,900,000
	<i>Subtotals</i>	<i>\$27,199,870</i>	<i>\$4,079,981</i>	<i>\$31,279,851</i>
	<b>Totals</b>	<b>\$52,199,870</b>	<b>\$7,829,981</b>	<b>\$60,029,851</b>

\*development cost shown is combined with proposed with Large Community Park for a total 200 +/- acre park

The accelerated investment scenario outlined above with roughly a \$60,000,000 general obligation bond does not include two of the recommended park additions (the acquisition and development of a passive park at 40+/- acres or the additional community park at 40 +/- acres) or the three remaining indoor facilities (two community centers and a second senior center). These additions could be funded overtime through the General Fund, additional use of the

unassigned fund balance (more commonly referred to as reserves), through a larger general obligation bond issuance, or a special household assessment. The additional capital investment needed to fully implement the Plan recommendations would be roughly \$35 million considering a 15 percent contingency on top of the estimated costs for acquisition and park/facility development.

**TABLE 17**  
**ADDITIONAL DESIRED INVESTMENTS**  
**FUNDING TO BE DETERMINED**

Additional Investments	Action	Estimated Cost	15% Contingency	Total Cost
<b>Passive Park</b>	Land Acquisition	\$10,000,000	\$1,500,000	\$11,500,000
<b>Community Park</b>	Land Acquisition	\$11,000,000	\$1,650,000	\$12,650,000
	<i>Subtotals</i>	<i>\$21,000,000</i>	<i>\$3,150,000</i>	<i>\$24,150,000</i>
<b>Community Center</b>	Facility Development	\$700,000	\$105,000	\$805,000
<b>Second Community Center</b>	Facility Development	\$700,000	\$105,000	\$805,000
<b>Second Senior Center</b>	Facility Development	\$1,000,000	\$150,000	\$1,150,000
	<i>Subtotals</i>	<i>\$2,400,000</i>	<i>\$360,000</i>	<i>\$2,760,000</i>
<b>Passive Park</b>	Park Development	\$3,111,680	\$466,752	\$3,578,432
<b>Community Park</b>	Park Development	\$3,642,870	\$546,431	\$4,189,301
	<i>Subtotals</i>	<i>\$6,754,550</i>	<i>\$1,013,183</i>	<i>\$7,767,733</i>
	<b>Totals</b>	<b>\$30,154,550</b>	<b>\$4,523,183</b>	<b>\$34,677,733</b>

This scenario represents only one of many ways that an accelerated investment program could be instituted. The actual investment made in each year will continue to be set through the operating budget adopted by the City Council.

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# 10 RECOMMENDED IMPLEMENTATION

Based upon community input, particularly the knowledge that the majority (77 percent) of those responding indicated a willingness to contribute towards an increased investment in the recreation and park system, the Consultants strongly recommend the accelerated level of investment in the Johns Creek recreation and parks system. **Table 18A & 18B** depict recommended expenditures over the course of the planning period to accomplish Plan recommendations.

**TABLE 18A**  
**2016 – 2020: RECOMMENDED INVESTMENTS**

Investments	2016	2017	2018	2019	2020
<b>Autrey Mill Park</b>	\$120,000	\$439,500	\$710,000	\$160,000	\$0
<b>Newtown Park</b>	\$164,000	\$0	\$268,500	\$646,060	\$0
<b>Ocee Park</b>	\$375,000	\$328,100	\$0	\$174,500	\$0
<b>Shakerag Park</b>	\$80,000	\$140,500	\$0	\$17,500	\$835,200
<b>Morton Park</b>	\$1,134,554	\$0	\$0	\$0	\$0
<b>State Bridge Park</b>	\$250,000	\$0	\$0	\$0	\$0
<b>Bell-Boles Park</b>	\$0	\$551,500	\$0	\$0	\$0
<b>Land Acquisition</b>	\$23,000,000	\$0	\$25,000,000	\$0	\$0
<b>Indoor Facilities</b>	\$0	\$0	\$0	\$6,000,000	\$0
<b>Tournament Park*</b>	\$0	\$0	\$16,199,870	\$0	\$0
<b>Town Green</b>	\$0	\$0	\$0	\$5,000,000	\$0
<b>Totals</b>	<b>\$25,123,554</b>	<b>\$1,459,600</b>	<b>\$42,178,370</b>	<b>\$11,998,060</b>	<b>\$835,200</b>

**TABLE 18B**  
**2021 – 2024: RECOMMENDED INVESTMENTS**

Investments	2021	2022	2023	2024	Totals
<b>Autrey Mill Park</b>	\$651,000	\$0	\$0	\$555,700	\$2,636,200
<b>Newtown Park</b>	\$194,300	\$0	\$556,400	\$0	\$1,829,260
<b>Ocee Park</b>	\$123,300	\$0	\$30,000	\$0	\$1,030,900
<b>Shakerag Park</b>	\$5,000	\$757,000	\$60,000	\$0	\$1,895,200
<b>Morton Park</b>	\$0	\$0	\$0	\$0	\$1,134,554
<b>State Bridge Park</b>	\$0	\$0	\$0	\$0	\$250,000
<b>Bell-Boles Park</b>	\$0	\$0	\$0	\$0	\$551,500
<b>Land Acquisition</b>	\$0	\$0	\$0	\$0	\$48,000,000
<b>Indoor Facilities</b>	\$0	\$0	\$0	\$0	\$6,000,000
<b>Tournament Park*</b>	\$0	\$0	\$0	\$0	\$16,199,870
<b>Town Green</b>	\$0	\$0	\$0	\$0	\$5,000,000
<b>Totals</b>	<b>\$973,600</b>	<b>\$757,000</b>	<b>\$646,400</b>	<b>\$555,700</b>	<b>\$84,527,484</b>

\*development cost shown is combined with proposed with Large Community Park for a total 200 +/- acre park

As described above, both implementation pathways outlined are hypothetical. With further direction (from the discussion of the draft plan and recommended investments) from the Mayor and City Council, the consultant team will be able to summarize the implementation strategy and finish out the final chapter in the Plan.



# 11 APPENDIX

The Appendix contains a number of items that were assembled during the Recreation and Parks Strategic planning process. These items were assembled to determine current inventories and establish the **Needs Assessment**. The items are included as reference documents and are mentioned in the various sections of the report.

## CONTENTS:

- A. Recreation and Parks Survey Form
- B. Survey Results:
  - a. Open-Access ~~On-Line~~ Survey
  - b. Controlled-Access ~~Mail Out~~ Survey
- C. Charts of the Survey Responses
- D. Neighborhood Amenities Matrix
- E. Schools and Churches Amenities Matrix
- F. Soccer Fields with Cricket Field Overlay A & B
- G. Autrey Mill Conservation Easement with Maps
- H. Autrey Mill – Park Improvement Cost Estimates
- I. Newtown – Park Improvement Cost Estimates
- J. Ocee – Park Improvement Cost Estimates
- K. Shakerag – Park Improvement Cost Estimates
- L. Current Level of Investment – Overall Cost Estimates
- M. Accelerated Level of Investment – Overall Cost Estimates

Johns Creek Recreation Survey  
Recreation And Parks Strategic Plan

This survey is part of the City's effort to prepare a Recreation and Parks Strategic Plan. Your input will be used to develop the recommendations for future improvements to existing parks, acquiring land for new parks, developing new parks, improving recreation programs, and creating trails and linkages between parks and other amenities.

We value your opinions. Since your input will be used to develop the Strategic Plan recommendations, please take the time to complete this survey and try to answer ALL of the questions. Your responses will be anonymous and will not be used to identify you or your household.

1. Do you live in Johns Creek?

- ☐ Yes
- ☐ No

2. How would you rate your satisfaction with the Johns Creek parks (Autrey Mill, Newtown, Ocee, and Shakerag)?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Unsatisfied
- ☐ Very Unsatisfied

3. How would you rate your satisfaction with the maintenance of the Johns Creek parks (Autrey Mill, Newtown, Ocee, and Shakerag)?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Unsatisfied
- ☐ Very Unsatisfied

4. How would you rate your satisfaction with the programming offered by Johns Creek?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Unsatisfied
- ☐ Very Unsatisfied

5. How would you rate your satisfaction with the customer service that you receive from the Johns Creek recreation and parks staff?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Unsatisfied
- ☐ Very Unsatisfied

6. On average, how often do you (or your family members) visit Johns Creek parks (Autrey Mill, Newtown, Ocee, and Shakerag)?

- ☐ Daily
- ☐ A few times a week
- ☐ Once a week

- ☐ A few times a month
- ☐ Once a month
- ☐ A few times a year
- ☐ Once a year
- ☐ Less than once a year

7. On average, how often do you (or your family members) utilize the City's trails and sidewalks (not including the trails within the parks)?

- ☐ Daily
- ☐ A few times a week
- ☐ Once a week
- ☐ A few times a month
- ☐ Once a month
- ☐ A few times a year
- ☐ Once a year
- ☐ Less than once a year

8. How would you prefer to access Johns Creek parks and trails?

- ☐ Car
- ☐ Bicycle
- ☐ Walking
- ☐ Other (please specify):

9. Please check ALL recreational activities which you (or your family members) participate or attend (in Johns Creek parks and/or other park/recreational areas).

General Park Activities

- ☐ Biking
- ☐ Bird Watching
- ☐ Bocce Ball
- ☐ Canoe/Kayaking
- ☐ Dog Park
- ☐ Facility Rental
- ☐ Field Rentals
- ☐ Fishing
- ☐ Gardening
- ☐ Geocaching
- ☐ Horseback Riding
- ☐ Jogging/Running
- ☐ Picnics
- ☐ Playground
- ☐ Playing Sports
- ☐ Sports Spectating
- ☐ Splash Pad/Pools
- ☐ Walking on Trails

Special Events

- ☐ Concert Series
- ☐ Fall Festival
- ☐ Farmers Market

- ☐ Founders Parade
- ☐ Movie Series
- ☐ Pitch, Hit & Run
- ☐ Pup-a-Palooza
- ☐ Santa Breakfast
- ☐ Spring Egg Hunt

#### Youth Sports and Programming

- ☐ After-school Programs
- ☐ Archery
- ☐ Baseball (Rec)
- ☐ Baseball (Travel)
- ☐ Basketball
- ☐ Cheerleading
- ☐ Cricket
- ☐ Football (Flag)
- ☐ Football (Tackle)
- ☐ Golf
- ☐ Gymnastics
- ☐ Lacrosse
- ☐ Pre-school Programs
- ☐ Roller Hockey
- ☐ Soccer (Rec)
- ☐ Soccer (Select)
- ☐ Softball
- ☐ Summer Camps
- ☐ Swimming
- ☐ Tennis

#### Adult Sports and Programming

- ☐ Basketball
- ☐ Bocce Ball
- ☐ Canasta
- ☐ Cricket
- ☐ Fitness Classes
- ☐ Football (Flag)
- ☐ Golden Games
- ☐ Golf
- ☐ Lunch & Learns
- ☐ Pickle Ball
- ☐ Soccer
- ☐ Softball
- ☐ Swim Team
- ☐ Tennis
- ☐ Ultimate Frisbee
- ☐ Veterans Association
- ☐ Volleyball

10. Please check ALL recreational activities which you (or your family members) would like to

participate or attend (in Johns Creek parks or recreational areas).

### General Park Activities

- ☐ Biking
- ☐ Bird Watching
- ☐ Bocce Ball
- ☐ Canoe/Kayaking
- ☐ Dog Park
- ☐ Facility Rental
- ☐ Field Rentals
- ☐ Fishing
- ☐ Gardening
- ☐ Geocaching
- ☐ Horseback Riding
- ☐ Jogging/Running
- ☐ Picnics
- ☐ Playground
- ☐ Playing Sports
- ☐ Sports Spectating
- ☐ Splash Pad/Pools
- ☐ Walking on Trails

### Special Events

- ☐ Concert Series
- ☐ Fall Festival
- ☐ Farmers Market
- ☐ Founders Parade
- ☐ Movie Series
- ☐ Pitch, Hit & Run
- ☐ Pup-a-Palooza
- ☐ Santa Breakfast
- ☐ Spring Egg Hunt

### Youth Sports and Programming

- ☐ After-school Programs
- ☐ Archery
- ☐ Baseball (Rec)
- ☐ Baseball (Travel)
- ☐ Basketball
- ☐ Cheerleading
- ☐ Cricket
- ☐ Football (Flag)
- ☐ Football (Tackle)
- ☐ Golf
- ☐ Gymnastics
- ☐ Lacrosse
- ☐ Pre-school Programs
- ☐ Roller Hockey
- ☐ Soccer (Rec)



- ☐ Soccer (Select)
- ☐ Softball
- ☐ Summer Camps
- ☐ Swimming
- ☐ Tennis

#### Adult Sports and Programming

- ☐ Basketball
- ☐ Bocce Ball
- ☐ Canasta
- ☐ Cricket
- ☐ Fitness Classes
- ☐ Football (Flag)
- ☐ Golden Games
- ☐ Golf
- ☐ Lunch & Learns
- ☐ Pickle Ball
- ☐ Soccer
- ☐ Softball
- ☐ Swim Team
- ☐ Tennis
- ☐ Ultimate Frisbee
- ☐ Veterans Association
- ☐ Volleyball

11. How would you rate your satisfaction with the adult and senior programming offered by Johns Creek?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Unsatisfied
- ☐ Very Unsatisfied
- ☐ I do not participate in adult programming

12. How would you rate your satisfaction with the youth programming offered by Johns Creek?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Unsatisfied
- ☐ Very Unsatisfied
- ☐ I do not participate in youth programming

13. Are there additional programs (youth, adult, or senior) you would like the City of Johns Creek to consider offering? Please specify:

14. Do you have any specific feedback regarding the existing programming? Please specify:

15. If you (or a family member) participate in youth sports leagues, how would you rate your satisfaction with the Athletic Associations that run the youth sports leagues in Johns Creek?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Unsatisfied
- ☐ Very Unsatisfied
- ☐ I do not participate in youth sports leagues

16. Do you have any specific feedback regarding the existing Athletic Associations? Please specify:

17. Do you visit the Chattahoochee River National Recreation Areas in Johns Creek? (select all that apply)

- ☐ No/None
- ☐ Abbotts Bridge
- ☐ Jones Bridge
- ☐ McGinnis Ferry

18. Does your neighborhood, country club, condo, or apartment association offer recreational facilities? (select all that apply)

- ☐ No/None
- ☐ Tennis
- ☐ Swimming
- ☐ Golf
- ☐ Other (please specify):
- ☐ I do not live in a neighborhood, country club, condo, or apartment

19. Does your church, synagogue, or other facility to which you belong or associate offer recreational facilities? (select all that apply)

- ☐ No/None
- ☐ Tennis
- ☐ Swimming
- ☐ Soccer
- ☐ Football
- ☐ Lacrosse
- ☐ Other (please specify):
- ☐ I do not belong or associate with a church, synagogue, or other facility

20. If you travel to other communities to use park and recreational facilities, do you use any of the following: (select all that apply)

- ☐ Alpharetta YMCA
- ☐ Big Creek Greenway
- ☐ Big Creek Park
- ☐ East Roswell Park
- ☐ Sharon Springs Park
- ☐ Suwanee Creek Park
- ☐ W.P. Jones Memorial Park
- ☐ Webb Bridge Park
- ☐ Other (please specify):
- ☐ I do not visit/use any parks in neighboring communities

21. If you travel to other communities to use park and recreational facilities, what factors influence your

decision to do so? (select all that apply)

- ☐ Closer to my home/residence
- ☐ Offer facilities or programs not available in Johns Creek
- ☐ Offer better quality facilities or programs
- ☐ Lower fees for programs
- ☐ I feel safer in those parks
- ☐ I think the parking is more sufficient in those parks
- ☐ Other (please specify):

22. How would you rate your satisfaction with the Johns Creek park facilities?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Unsatisfied
- ☐ Very Unsatisfied

23. If anything, what facilities would you add (or add more of) to Johns Creek parks? (select all that apply)

- ☐ Bathrooms
- ☐ Concessions
- ☐ Dog park
- ☐ Fields
- ☐ Indoor facilities
- ☐ Parking
- ☐ Picnic Pavilions
- ☐ Playgrounds
- ☐ Splash pad/pool
- ☐ Trails
- ☐ Other (please specify):

24. How would you rate your satisfaction with the amount of parkland in Johns Creek?

- ☐ Very Satisfied
- ☐ Satisfied
- ☐ Neutral
- ☐ Unsatisfied
- ☐ Very Unsatisfied

25. Of the following, which ways would you augment or increase the amount of parkland or park facilities in Johns Creek? (select all that apply)

- ☐ Acquire additional parkland
- ☐ Add more trails/greenways (to connect parks to points of interest and/or neighborhoods)
- ☐ Add nature trails/greenways along the Chattahoochee River
- ☐ Connect to trails/greenways in neighboring communities
- ☐ Develop more trails/greenways within existing parks
- ☐ Pursue joint use agreements/waive nonresident fees in neighboring communities
- ☐ Other (please specify):

26. In order to invest more in parks and parkland, the City may need to increase funding. Which options would you support? (select all that apply)

- ☐ Charge an annual park user fee per household

- ☐ Increase rental fees for park fields and facilities
- ☐ Increase class/sports/program user fees
- ☐ Charge higher non-resident fees
- ☐ Build revenue-generating facilities (i.e. indoor recreation center or tournament fields/facility)
- ☐ Sponsor tournaments and special events that generate sales tax and hotel tax dollars
- ☐ Other (please specify):
- ☐ None of the above

27. If you support paying additional money to invest more heavily in parks, what amount would you be willing to pay (per month, per household)?

- ☐ None
- ☐ \$1-\$5
- ☐ \$6-\$10
- ☐ \$11-\$15
- ☐ \$16-\$20
- ☐ More than \$20

28. As we determine the Strategic Plan recommendations, is there anything else about Johns Creek recreation and parks we should know or keep in mind?

29. Did you or a member of your household receive the post card invitation to participate in this survey?

- ☐ Yes
- ☐ No

Thank you for taking the time to complete the survey. Should you want more information or to become more involved in the Recreation and Parks Strategic Plan effort, please contact Kimberly Greer at [kimberly.greer@johnscreekgga.gov](mailto:kimberly.greer@johnscreekgga.gov) or 678-512-3345.

# John's Creek Recreation Survey Results

**Total Responses: 1436**

1. Do you live in John's Creek?

**Yes: 1157**

**No: 160**

2. How would you rate your satisfaction with the Johns Creek parks (Autrey Mill, Newtown, Ocee, and Shakerag)?

**Very Satisfied: 316**

**Satisfied: 626**

**Neutral: 255**

**Unsatisfied: 98**

**Very Unsatisfied: 16**

3. How would you rate your satisfaction with the maintenance of the Johns Creek parks (Autrey Mill, Newtown, Ocee, and Shakerag)?

**Very Satisfied: 384**

**Satisfied: 675**

**Neutral: 192**

**Unsatisfied: 41**

**Very Unsatisfied: 8**

4. How would you rate your satisfaction with the programming offered by Johns Creek?

**Very Satisfied: 197**

**Satisfied: 479**

**Neutral: 451**

**Unsatisfied: 133**

**Very Unsatisfied: 20**

5. How would you rate your satisfaction with the customer service that you receive from the Johns Creek recreation and parks staff?

**Very Satisfied: 279**

**Satisfied: 447**

**Neutral: 495**

**Unsatisfied: 39**

**Very Unsatisfied: 7**

6. On average, how often do you (or your family members) visit Johns Creek parks (Autrey Mill, Newtown, Ocee, and Shakerag)?

**Daily: 56**

**A few times a week: 337**

**Once a week: 242**

**A few times a month: 272**

**Once a month: 116**

**A few times a year: 208**



**Once a year: 27**

**Less than once a year: 40**

7. On average, how often do you (or your family members) utilize the City's trails and sidewalks (not including the trails within the parks)?

**Daily: 88**

**A few times a week: 261**

**Once a week: 161**

**A few times a month: 215**

**Once a month: 101**

**A few times a year: 246**

**Once a year: 53**

**Less than once a year: 168**

8. How would you prefer to access Johns Creek parks and trails?

**Car: 502**

**Bicycle: 221**

**Walking: 516**

**Other**

9. Please check ALL recreational activities which you (or your family members) participate or attend (in Johns Creek parks and/or other park/recreational areas).

**Biking: 577**

**Bird Watching: 165**

**Bocce Ball: 48**

**Canoe/Kayaking: 148**

**Dog Park: 408**

**Facility Rental: 172**

**Field Rentals: 114**

**Fishing: 116**

**Gardening: 119**

**Geocaching: 64**

**Horseback Riding: 37**

**Jogging/Running: 494**

**Picnics: 489**

**Playground: 610**

**Playing Sports: 628**

**Sports Spectating: 317**

**Splash Pads/Pools: 181**

**Walking On Trails: 869**

**Concert Series: 479**

**Fall Festival: 483**

**Farmers Market: 719**

**Founders Parade: 254**

**Movie Series: 328**

**Pitch, Hit & Run: 54**

**Pup-a-Palooza: 54**

**Santa Breakfast: 58**

**Spring Egg Hunt: 173**

**After-school Programs: 82****Archery: 29****Baseball (Rec): 134****Baseball (Travel): 57****Basketball: 84****Cheerleading: 21****Cricket: 320****Football (Flag): 94****Football (Tackle): 34****Golf: 44****Gymnastics: 44****Lacrosse: 80****Pre-school Programs: 37****Roller Hockey: 14****Soccer (Rec): 218****Soccer (Select): 100****Softball: 41****Summer Camps: 126****Swimming: 163****Tennis: 189****Basketball: 58****Bocce Ball: 34****Canasta: 17****Cricket: 327****Fitness Classes: 182****Football (Flag): 20****Golden Games: 18****Golf: 75****Lunch & Learn: 86****Pickle Ball: 16****Soccer: 78****Softball: 38****Swim Team: 53****Tennis: 182****Ultimate Frisbee: 23****Veterans Association: 46****Volleyball: 90**

10. Please check ALL recreational activities which you (or your family members) would like to participate or attend (in Johns Creek parks or recreational areas).

**Biking: 591****Bird Watching: 200****Bocce Ball: 116****Canoe/Kayaking: 326****Dog Park: 326****Facility Rental: 223****Field Rentals: 106****Fishing: 223****Gardening: 197****Geocaching: 95**

**Horseback Riding: 172**  
**Jogging/Running: 433**  
**Picnics: 566**  
**Playground: 498**  
**Playing Sports: 513**  
**Sports Spectating: 264**  
**Splash Pads/Pools: 284**  
**Walking On Trails: 764**  
**Concert Series: 674**  
**Fall Festival: 588**  
**Farmers Market: 714**  
**Founders Parade: 245**  
**Movie Series: 441**  
**Pitch, Hit & Run: 67**  
**Pup-a-Palooza: 107**  
**Santa Breakfast: 103**  
**Spring Egg Hunt: 171**  
**After-school Programs: 122**  
**Archery: 76**  
**Baseball (Rec): 130**  
**Baseball (Travel): 47**  
**Basketball: 107**  
**Cheerleading: 40**  
**Cricket: 322**  
**Football (Flag): 101**  
**Football (Tackle): 34**  
**Golf: 90**  
**Gymnastics: 97**  
**Lacrosse: 87**  
**Pre-school Programs: 53**  
**Roller Hockey: 24**  
**Soccer (Rec): 221**  
**Soccer (Select): 102**  
**Softball: 60**  
**Summer Camps: 166**  
**Swimming: 241**  
**Tennis: 215**  
**Basketball: 81**  
**Bocce Ball: 89**  
**Canasta: 36**  
**Cricket: 344**  
**Fitness Classes: 305**  
**Football (Flag): 50**  
**Golden Games: 39**  
**Golf: 120**  
**Lunch & Learn: 173**  
**Pickle Ball: 48**  
**Soccer: 98**  
**Softball: 69**  
**Swim Team: 83**

**Tennis: 233**

**Ultimate Frisbee: 59**

**Veterans Association: 48**

**Volleyball: 131**

11. How would you rate your satisfaction with the adult and senior programming offered by Johns Creek?

**Very Satisfied: 113**

**Satisfied: 244**

**Neutral: 328**

**Unsatisfied: 65**

**Very Unsatisfied: 23**

**I do not participate in adult programming: 483**

12. How would you rate your satisfaction with the youth programming offered by Johns Creek?

**Very Satisfied: 113**

**Satisfied: 303**

**Neutral: 272**

**Unsatisfied: 90**

**Very Unsatisfied: 15**

**I do not participate in youth programming: 466**

15. If you (or a family member) participate in youth sports leagues, how would you rate your satisfaction with the Athletic Associations that run the youth sports leagues in Johns Creek?

**Very Satisfied: 116**

**Satisfied: 258**

**Neutral: 143**

**Unsatisfied: 35**

**Very Unsatisfied: 17**

**I do not participate in sports leagues: 453**

17. Do you visit the Chattahoochee River National Recreation Areas in Johns Creek? (select all that apply)

**No/None: 577**

**Abbotts Bridge: 223**

**Jones Bridge: 439**

**McGinnis Ferry: 190**

18. Does your neighborhood, country club, condo, or apartment association offer recreational facilities? (select all that apply)

**No/None: 267**

**Tennis: 830**

**Swimming: 871**

**Golf: 84**

**Other**

**I do not live in a neighborhood, country club, condo, or apartment : 22**

19. Does your church, synagogue, or other facility to which you belong or associate offer

recreational facilities? (select all that apply)

**No/None: 596**

**Tennis: 63**

**Swimming: 62**

**Soccer: 139**

**Football: 44**

**Lacrosse: 18**

**Other**

**I do not live in a neighborhood, country club, condo, or apartment: 284**

20. If you travel to other communities to use park and recreational facilities, do you use any of the following: (select all that apply)

**Alpharetta YMCA: 255**

**Big Creek Greenway: 595**

**Big Creek Park: 145**

**East Roswell Park: 314**

**Sharon Springs Park: 148**

**Suwanee Creek Park: 141**

**W.P. Jones Memorial Park: 67**

**Webb Bridge Park: 523**

**Other**

**I do not visit/use any parks in neighboring communities:**

21. If you travel to other communities to use park and recreational facilities, what factors influence your decision to do so? (select all that apply)

**Closer to my home/residence: 421**

**Offer facilities or programs not available in Johns Creek: 493**

**Offer better quality facilities or programs: 301**

**Lower fees for programs: 88**

**I feel safer in those parks: 54**

**I think the parking is more sufficient in those parks: 73**

**Other**

22. How would you rate your satisfaction with the Johns Creek park facilities?

**Very Satisfied: 215**

**Satisfied: 556**

**Neutral: 279**

**Unsatisfied: 111**

**Very Unsatisfied: 19**

23. If anything, what facilities would you add (or add more of) to Johns Creek parks? (select all that apply)

**Bathrooms: 304**

**Concessions: 155**

**Dog Park: 135**

**Fields: 218**

**Indoor Facilities: 277**

**Parking: 166**

**Picnic Pavilions: 171**

**Playgrounds: 213**

**Splash pad/pool: 315**

**Trails: 563**

**Other**

24. How would you rate your satisfaction with the amount of parkland in Johns Creek?

**Very Satisfied: 141**

**Satisfied: 380**

**Neutral: 310**

**Unsatisfied: 255**

**Very Unsatisfied: 86**

25. Of the following, which ways would you augment or increase the amount of parkland or park facilities in Johns Creek? (select all that apply)

**Acquire additional parkland: 585**

**Add more trails/greenways (to connect parks to points of interest and/or neighborhoods): 662**

**Add nature trails/greenways along the Chattahoochee River: 591**

**Connect to trails/greenways in neighboring communities: 569**

**Develop more trails/greenways within existing parks: 384**

**Pursue joint use agreements/waive nonresident fees in neighboring communities: 287**

**Other**

26. In order to invest more in parks and parkland, the City may need to increase funding. Which options would you support? (select all that apply)

**Charge an annual park user fee per household: 252**

**Increase rental fees for park fields and facilities: 378**

**Increase class/sports/program user fees: 272**

**Charge higher non-resident fees: 445**

**Build revenue-generating facilities (i.e. indoor recreation center or tournament fields/facility): 585**

**Sponsor tournaments and special events that generate sales tax and hotel tax dollars: 661**

**Other**

**None of the above: 53**

27. If you support paying additional money to invest more heavily in parks, what amount would you be willing to pay (per month, per household)?

**None: 250**

**\$1-\$5: 291**

**\$6-\$10: 293**

**\$11-\$15: 87**

**\$16-\$20: 78**

**More than \$20: 110**

29. Did you or a member of your household receive the post card invitation to participate in this survey?

**Yes: 242**

**No: 953**



## Johns Creek Web Survey Input Result

1. Do you live in Johns Creek?

120 | Yes

5 | No

---

2. How would you rate your satisfaction with the Johns Creek parks (Autrey Mill, Newtown, Ocee, and Shakerag)?

21 | Very Satisfied

64 | Satisfied

33 | Neutral

5 | Unsatisfied

1 | Very Unsatisfied

---

3. How would you rate your satisfaction with the maintenance of the Johns Creek parks (Autrey Mill, Newtown, Ocee, and Shakerag)?

25 | Very Satisfied

67 | Satisfied

26 | Neutral

5 | Unsatisfied

0 | Very Unsatisfied

---

4. How would you rate your satisfaction with the programming offered by Johns Creek?

8 | Very Satisfied

45 | Satisfied

51 | Neutral

16 | Unsatisfied

3 | Very Unsatisfied

---

5. How would you rate your satisfaction with the customer service that you receive from the Johns Creek recreation and parks staff?

15 | Very Satisfied

54 | Satisfied

48 | Neutral

6 | Unsatisfied

0 | Very Unsatisfied

---

6. On average, how often do you (or your family members) visit Johns Creek parks (Autrey Mill, Newtown, Ocee, and Shakerag)?

3 | Daily

12 | A few times a week

10 | Once a week

35 | A few times a month

19 | Once a month

31 | A few times a year

3 | Once a year

11 | Less than once a year

---

7. On average, how often do you (or your family members) utilize the City's trails and sidewalks (not including the trails within the parks)?

8 | Daily

18 | A few times a week

- 7 | Mailout Survey Results  
 7 | Once a week  
 27 | A few times a month  
 10 | Once a month  
 27 | A few times a year  
 6 | Once a year  
 20 | Less than once a year

8. How would you prefer to access Johns Creek parks and trails?

- 52 | Car  
 20 | Bicycle  
 52 | Walking  
 0 | Other (please specify)

(View "Other & Comments" PDF for Responses)

9. Please check ALL recreational activities which you (or your family members) participate or attend (in Johns Creek parks and/or other park/recreational areas).

#### **General Park Activities**

- 63 | Biking  
 25 | Bird Watching  
 6 | Bocce Ball  
 19 | Canoe/Kayaking  
 46 | Dog Park  
 10 | Facility Rental  
 5 | Field Rentals  
 12 | Fishing  
 13 | Gardening  
 11 | Geocaching  
 4 | Horseback Riding  
 42 | Jogging/Running  
 51 | Picnics  
 57 | Playground  
 35 | Playing Sports  
 20 | Sports Spectating  
 16 | Splash Pad/Pools  
 96 | Walking on Trails

#### **Special Events**

- 47 | Concert Series  
 44 | Fall Festival  
 79 | Farmers Market  
 16 | Founders Parade  
 32 | Movie Series  
 5 | Pitch, Hit & Run  
 4 | Pup-a-Palooza  
 5 | Santa Breakfast  
 17 | Spring Egg Hunt

#### **Youth Sports and Programming**

- 6 | Afterschool Prog.  
 9 | Archery  
 17 | Baseball (Rec)

- 6 | Mallout Survey Results  
 6 | Baseball (Travel)  
 7 | Basketball  
 3 | Cheerleading  
 10 | Cricket  
 11 | Football (Flag)  
 7 | Football (Tackle)  
 6 | Golf  
 6 | Gymnastics  
 11 | Lacrosse  
 6 | Pre-school Prog.  
 3 | Roller Hockey  
 17 | Soccer (Rec)  
 10 | Soccer (Select)  
 6 | Softball  
 15 | Summer Camps  
 11 | Swimming  
 18 | Tennis  
 14 | Indoor Sports/Activities
- 

### Adult Sports and Programming

- 3 | Basketball  
 1 | Bocce Ball  
 1 | Canasta  
 9 | Cricket  
 28 | Fitness Classes  
 2 | Football (Flag)  
 2 | Golden Games  
 10 | Golf  
 12 | Lunch & Learns  
 4 | Pickle Ball  
 4 | Soccer  
 3 | Softball  
 4 | Swim Team  
 16 | Tennis  
 17 | Ultimate Frisbee  
 1 | Veterans Association  
 14 | Volleyball  
 18 | Indoor Sports/Activities
- 

10. Please check ALL recreational activities which you (or your family members) would like to participate or attend (in Johns Creek parks or recreational areas).

### General Park Activities

- 63 | Biking  
 26 | Bird Watching  
 9 | Bocce Ball  
 37 | Canoe/Kayaking  
 34 | Dog Park  
 20 | Facility Rental  
 9 | Field Rentals  
 30 | Fishing  
 17 | Gardening  
 11 | Geocaching  
 25 | Horseback Riding

- 41 | Jogging/Running
  - 57 | Picnics
  - 41 | Playground
  - 29 | Playing Sports
  - 18 | Sports Spectating
  - 33 | Splash Pad/Pools
  - 93 | Walking on Trails
- 

### Special Events

- 70 | Concert Series
  - 58 | Fall Festival
  - 81 | Farmers Market
  - 21 | Founders Parade
  - 45 | Movie Series
  - 3 | Pitch, Hit & Run
  - 14 | Pup-a-Palooza
  - 7 | Santa Breakfast
  - 13 | Spring Egg Hunt
- 

### Youth Sports and Programming

- 14 | Afterschool Prog.
  - 16 | Archery
  - 13 | Baseball (Rec)
  - 6 | Baseball (Travel)
  - 10 | Basketball
  - 3 | Cheerleading
  - 10 | Cricket
  - 8 | Football (Flag)
  - 6 | Football (Tackle)
  - 10 | Golf
  - 9 | Gymnastics
  - 8 | Lacrosse
  - 4 | Pre-school Prog.
  - 2 | Roller Hockey
  - 16 | Soccer (Rec)
  - 9 | Soccer (Select)
  - 5 | Softball
  - 20 | Summer Camps
  - 18 | Swimming
  - 17 | Tennis
  - 22 | Indoor Sports/Activities
- 

### Adult and Senior Sports and Programming

- 8 | Basketball
- 9 | Bocce Ball
- 1 | Canasta
- 11 | Cricket
- 45 | Fitness Classes
- 1 | Football (Flag)
- 7 | Golden Games
- 19 | Golf
- 21 | Lunch & Learns
- 7 | Pickle Ball

- 6 | Soccer
  - 9 | Softball
  - 8 | Swim Team
  - 16 | Tennis
  - 16 | Ultimate Frisbee
  - 3 | Veterans Association
  - 18 | Volleyball
  - 26 | Indoor Sports/Activities
- 

11. How would you rate your satisfaction with the adult and senior programming offered by Johns Creek?

- 5 | Very Satisfied
  - 12 | Satisfied
  - 35 | Neutral
  - 12 | Unsatisfied
  - 4 | Very Unsatisfied
  - 54 | I do not participate in adult programming.
- 

12. How would you rate your satisfaction with the youth programming offered by Johns Creek?

- 2 | Very Satisfied
  - 20 | Satisfied
  - 34 | Neutral
  - 11 | Unsatisfied
  - 3 | Very Unsatisfied
  - 50 | I do not participate in youth programming.
- 

13. Are there additional programs (youth, adult, or senior) you would like the City of Johns Creek to consider offering?

Please specify:

(View "Other & Comments" PDF for Responses)

---

14. Do you have any specific feedback regarding the existing programming? Please specify:

(View "Other & Comments" PDF for Responses)

---

15. If you (or a family member) participate in youth sports leagues, how would you rate your satisfaction with the Athletic Associations that run the youth sports leagues in Johns Creek?

- 4 | Very Satisfied
  - 13 | Satisfied
  - 20 | Neutral
  - 2 | Unsatisfied
  - 0 | Very Unsatisfied
  - 68 | I do not participate in youth programming
- 

16. Do you have any specific feedback regarding the existing Athletic Associations? Please specify:

(View "Other & Comments" PDF for Responses)

---

17. Do you visit the Chattahoochee River National Recreation Areas in Johns Creek? (select all that apply)

- 65 | No/None
  - 20 | Abbotts Bridge
  - 40 | Jones Bridge
  - 19 | McGinnis Ferry
-

18. Does your neighborhood, country club, condo, or apartment association offer recreational facilities? (select all that apply)

- 33 | No/None
- 85 | Tennis
- 88 | Swimming
- 4 | Golf
- 10 | Other (please specify)

(View "Other & Comments" PDF for Responses)

- 3 | I do not live in a neighborhood, country club, condo, or apartment.
- 

19. Does your church, synagogue, or other facility to which you belong or associate offer recreational facilities? (select all that apply)

- 65 | No/None
- 4 | Tennis
- 4 | Swimming
- 18 | Soccer
- 5 | Football
- 2 | Lacrosse
- 5 | Other (please specify)

(View "Other & Comments" PDF for Responses)

- 28 | I do not belong or associate with a church, synagogue, or other facility
- 

20. If you travel to other communities to use park and recreational facilities, do you use any of the following: (select all that apply)

- 30 | Alpharetta YMCA
- 80 | Big Creek Greenway
- 15 | Big Creek Park
- 12 | East Roswell Park
- 6 | Sharon Springs Park
- 30 | Suwanee Creek Park & Trail
- 7 | W.P. Jones Memorial Park
- 48 | Webb Bridge Park
- 8 | Other (please specify)

(View "Other & Comments" PDF for Responses)

- 14 | I do not visit/use any parks in neighboring communities
- 

21. If you travel to other communities to use park and recreational facilities, what factors influence your decision to do so? (select all that apply)

- 46 | Closer to my home/residence
- 53 | Offer facilities or programs not available in Johns Creek
- 28 | Offer better quality facilities or programs
- 4 | Lower fees for programs
- 5 | I feel safer in those parks
- 7 | I think the parking is more sufficient in those parks
- 19 | Other (please specify)

(View "Other & Comments" PDF for Responses)

---

22. How would you rate your satisfaction with the Johns Creek park facilities?

- 10 | Very Satisfied
- 58 | Satisfied
- 44 | Neutral
- 7 | Unsatisfied



---

23. If anything, what facilities would you add (or add more of) to Johns Creek parks? (select all that apply)

- 31 | Bathrooms
- 11 | Concessions
- 18 | Dog park
- 12 | Fields
- 32 | Indoor facilities
- 20 | Parking
- 19 | Picnic pavilions
- 18 | Playgrounds
- 29 | Splash pad/pool
- 67 | Trails
- 9 | Other (please specify)

(View "Other & Comments" PDF for Responses)

---

24. How would you rate your satisfaction with the amount of parkland in Johns Creek?

- 8 | Very Satisfied
  - 32 | Satisfied
  - 39 | Neutral
  - 32 | Unsatisfied
  - 10 | Very Unsatisfied
- 

25. Of the following, which ways would you augment or increase the amount of parkland or park facilities in Johns Creek? (select all that apply)

- 65 | Acquire additional parkland
- 81 | Add more trails/greenways (to connect parks to points of interest and/or neighborhoods)
- 62 | Add nature trails/greenways along the Chattahoochee River
- 65 | Connect to trails/greenways in neighboring communities
- 49 | Develop more trails/greenways within existing parks
- 30 | Pursue joint use agreements/waive nonresident fees in neighboring communities
- 6 | Other (please specify)

(View "Other & Comments" PDF for Responses)

---

26. In order to invest more in parks and parkland, the City may need to increase funding. Which options would you support? (select all that apply)

- 37 | Charge an annual park user fee per household
- 36 | Increase rental fees for park fields and facilities
- 29 | Increase class/sports/program user fees
- 44 | Charge higher non-resident fees
- 61 | Build revenue-generating facilities (i.e. indoor recreation center or tournament fields/facility)
- 59 | Sponsor tournaments and special events that generate sales tax and hotel tax dollars
- 5 | Other (please specify):

(View "Other & Comments" PDF for Responses)

- 4 | None of the above
- 

27. If you support paying additional money to invest more heavily in parks, what amount would you be willing to pay (per month, per household)?

- 30 | None
- 43 | \$1-\$5
- 27 | \$6-\$10

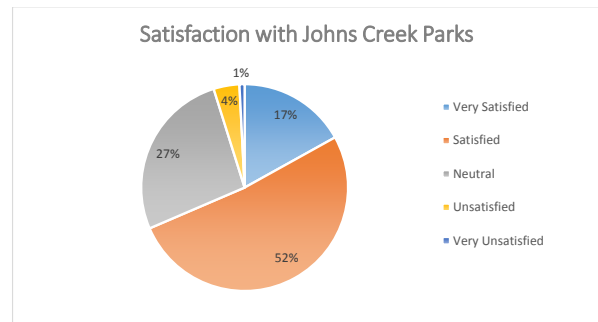
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28. As we determine the Strategic Plan recommendations, is there anything else about Johns Creek recreation and parks we should know or keep in mind?

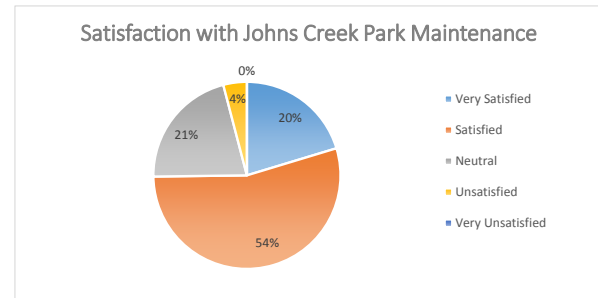
(View "Other & Comments" PDF for Responses)

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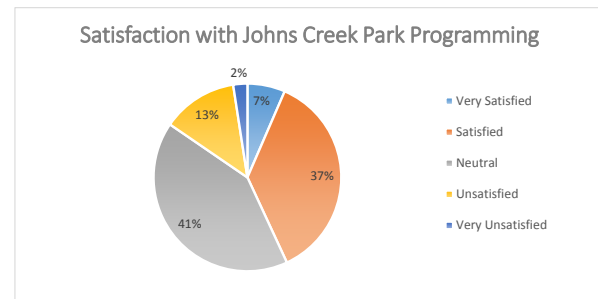
2 Satisfaction with Johns Creek Parks		
Very Satisfied	21	17%
Satisfied	64	52%
Neutral	33	27%
Unsatisfied	5	4%
Very Unsatisfied	1	1%
<b>Total</b>	<b>124</b>	



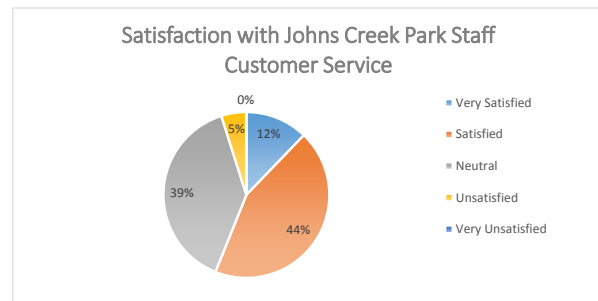
3 Satisfaction with Johns Creek Park Maintenance		
Very Satisfied	25	20%
Satisfied	67	54%
Neutral	26	21%
Unsatisfied	5	4%
Very Unsatisfied	0	0%
<b>Total</b>	<b>123</b>	



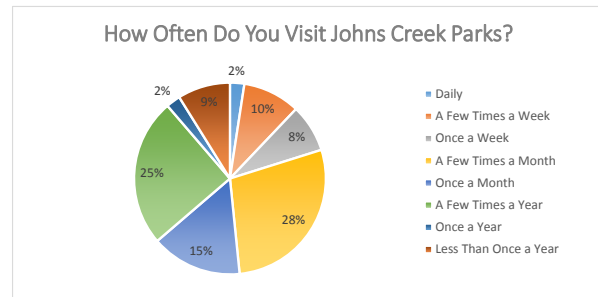
4 Satisfaction with Johns Creek Park Programming		
Very Satisfied	8	7%
Satisfied	45	37%
Neutral	51	41%
Unsatisfied	16	13%
Very Unsatisfied	3	2%
<b>Total</b>	<b>123</b>	



5 Satisfaction with Johns Creek Park Staff Customer Service		
Very Satisfied	15	12%
Satisfied	54	44%
Neutral	48	39%
Unsatisfied	6	5%
Very Unsatisfied	0	0%
<b>Total</b>	<b>123</b>	

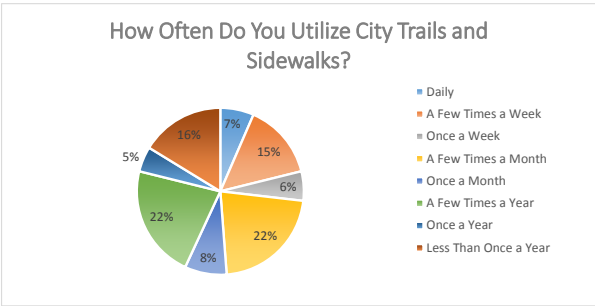


6 How Often Do You Visit Johns Creek Parks?		
Daily	3	2%
A Few Times a Week	12	10%
Once a Week	10	8%
A Few Times a Month	35	28%
Once a Month	19	15%
A Few Times a Year	31	25%
Once a Year	3	2%
Less Than Once a Year	11	9%
<b>Total</b>	<b>124</b>	



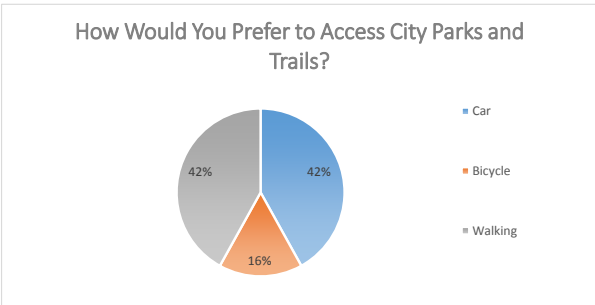
7

How Often Do You Utilize City Trails and Sidewalks?		
Daily	8	7%
A Few Times a Week	18	15%
Once a Week	7	6%
A Few Times a Month	27	22%
Once a Month	10	8%
A Few Times a Year	27	22%
Once a Year	6	5%
Less Than Once a Year	20	16%
Total	123	



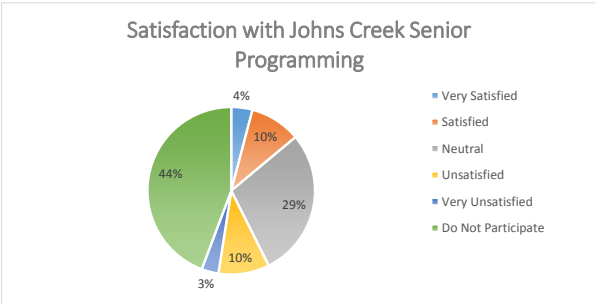
8

How Would You Prefer to Access City Parks and Trails?		
Car	52	42%
Bicycle	20	16%
Walking	52	42%
Total	124	



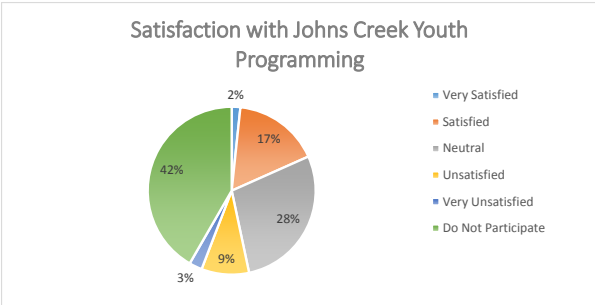
11

Satisfaction with Johns Creek Senior Programming		
Very Satisfied	5	4%
Satisfied	12	10%
Neutral	35	29%
Unsatisfied	12	10%
Very Unsatisfied	4	3%
Do Not Participate	54	44%
Total	122	

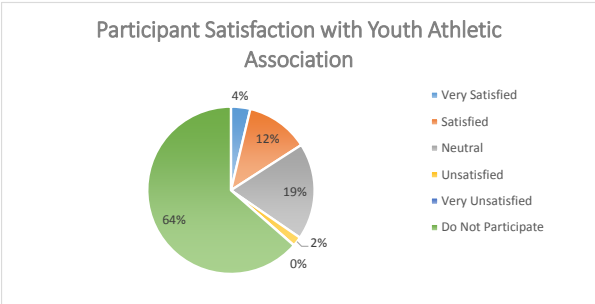


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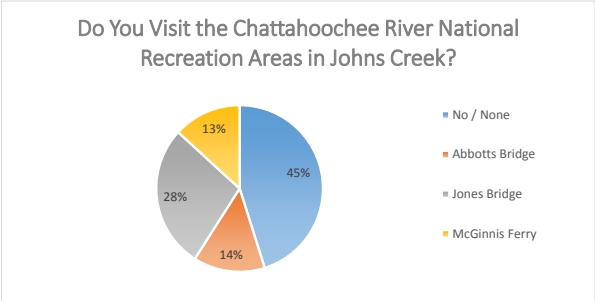
Satisfaction with Johns Creek Youth Programming		
Very Satisfied	2	2%
Satisfied	20	17%
Neutral	34	28%
Unsatisfied	11	9%
Very Unsatisfied	3	3%
Do Not Participate	50	42%
Total	120	



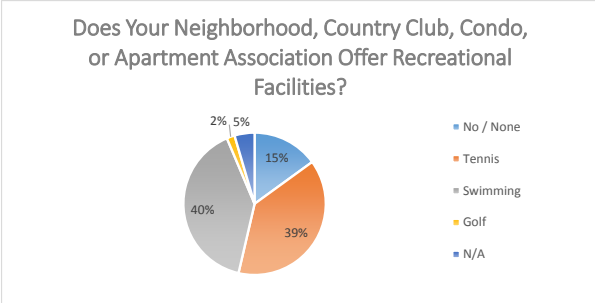
Participant Satisfaction with Youth Athletic Association		
Very Satisfied	4	4%
Satisfied	13	12%
Neutral	20	19%
Unsatisfied	2	2%
Very Unsatisfied	0	0%
Do Not Participate	68	64%
Total	107	



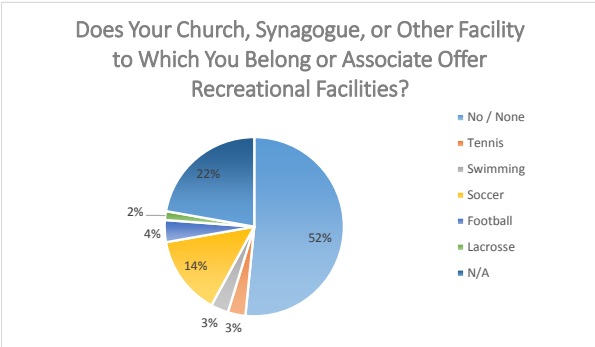
Do You Visit the Chattahoochee River National Recreation Areas in Johns Creek?		
No / None	65	45%
Abbotts Bridge	20	14%
Jones Bridge	40	28%
McGinnis Ferry	19	13%
Total	144	



Does Your Neighborhood, Country Club, Condo, or Apartment Association Offer Recreational		
No / None	33	15%
Tennis	85	39%
Swimming	88	40%
Golf	4	2%
N/A	10	5%
Total	220	

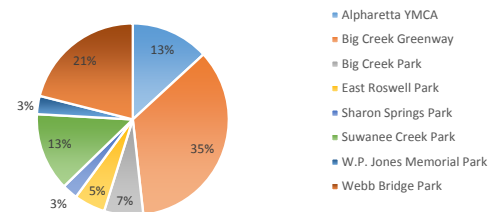


Does Your Church, Synagogue, or Other Facility to Which You Belong or Associate Offer		
No / None	65	52%
Tennis	4	3%
Swimming	4	3%
Soccer	18	14%
Football	5	4%
Lacrosse	2	2%
N/A	28	22%
Total	126	



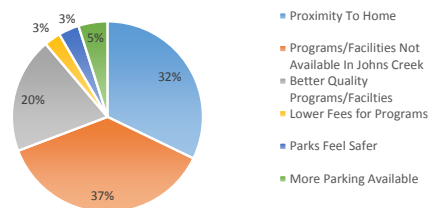
20 What Facilities in Other Communities Do you Use?		
Alpharetta YMCA	30	13%
Big Creek Greenway	80	35%
Big Creek Park	15	7%
East Roswell Park	12	5%
Sharon Springs Park	6	3%
Suwanee Creek Park	30	13%
W.P. Jones Memorial Park	7	3%
Webb Bridge Park	48	21%
<b>Total</b>	<b>228</b>	

What Facilities in Other Communities Do you Use?



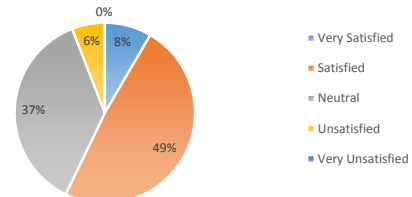
21 If You Use Facilities Outside Johns Creek, What Influences That Decision?		
Proximity To Home	46	32%
Programs/Facilities Not Available In Johns Creek	53	37%
Better Quality Programs/Facilities	28	20%
Lower Fees for Programs	4	3%
Parks Feel Safer	5	3%
More Parking Available	7	5%
<b>Total</b>	<b>143</b>	

If You Use Facilities Outside Johns Creek, What Influences That Decision?



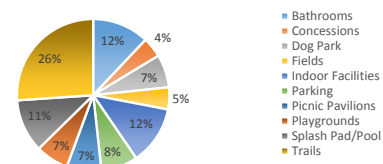
22 Satisfaction with Johns Creek Park Facilities		
Very Satisfied	10	8%
Satisfied	58	49%
Neutral	44	37%
Unsatisfied	7	6%
Very Unsatisfied	0	0%
<b>Total</b>	<b>119</b>	

Satisfaction with Johns Creek Park Facilities



23 What Facilities Would You Add to Johns Creek Parks?		
Bathrooms	31	12%
Concessions	11	4%
Dog Park	18	7%
Fields	12	5%
Indoor Facilities	32	12%
Parking	20	8%
Picnic Pavilions	19	7%
Playgrounds	18	7%
Splash Pad/Pool	29	11%
Trails	67	26%
<b>Total</b>	<b>257</b>	

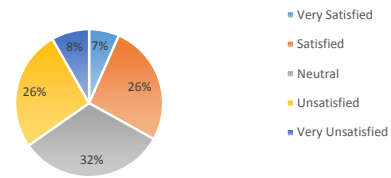
What Facilities Would You Add to Johns Creek Parks?





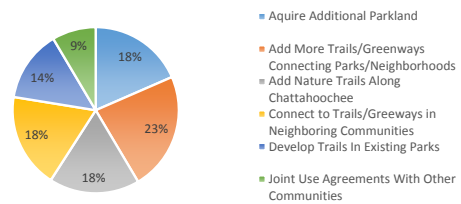
24 Satisfaction with Amount of Park Land in Johns Creek		
Very Satisfied	8	7%
Satisfied	32	26%
Neutral	39	32%
Unsatisfied	32	26%
Very Unsatisfied	10	8%
<b>Total</b>	<b>121</b>	

Satisfaction with Amount of Park Land in Johns Creek



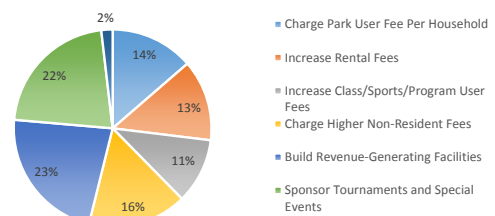
25 Preference On How to Increase Parkland/Facilities		
Acquire Additional Parkland	65	18%
Add More Trails/Greenways Connecting Parks/Neighl	81	23%
Add Nature Trails Along Chattahoochee	62	18%
Connect to Trails/Greeways in Neighboring Communi	65	18%
Develop Trails In Existing Parks	49	14%
Joint Use Agreements With Other Communities	30	9%
<b>Total</b>	<b>352</b>	

Preference On How to Increase Parkland/Facilities



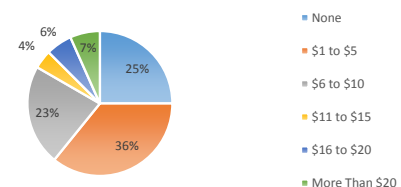
26 Preference On Way To Increase Funding		
Charge Park User Fee Per Household	37	14%
Increase Rental Fees	36	13%
Increase Class/Sports/Program User Fees	29	11%
Charge Higher Non-Resident Fees	44	16%
Build Revenue-Generating Facilities	61	23%
Sponsor Tournaments and Special Events	59	22%
None of the Above	5	2%
<b>Total</b>	<b>271</b>	

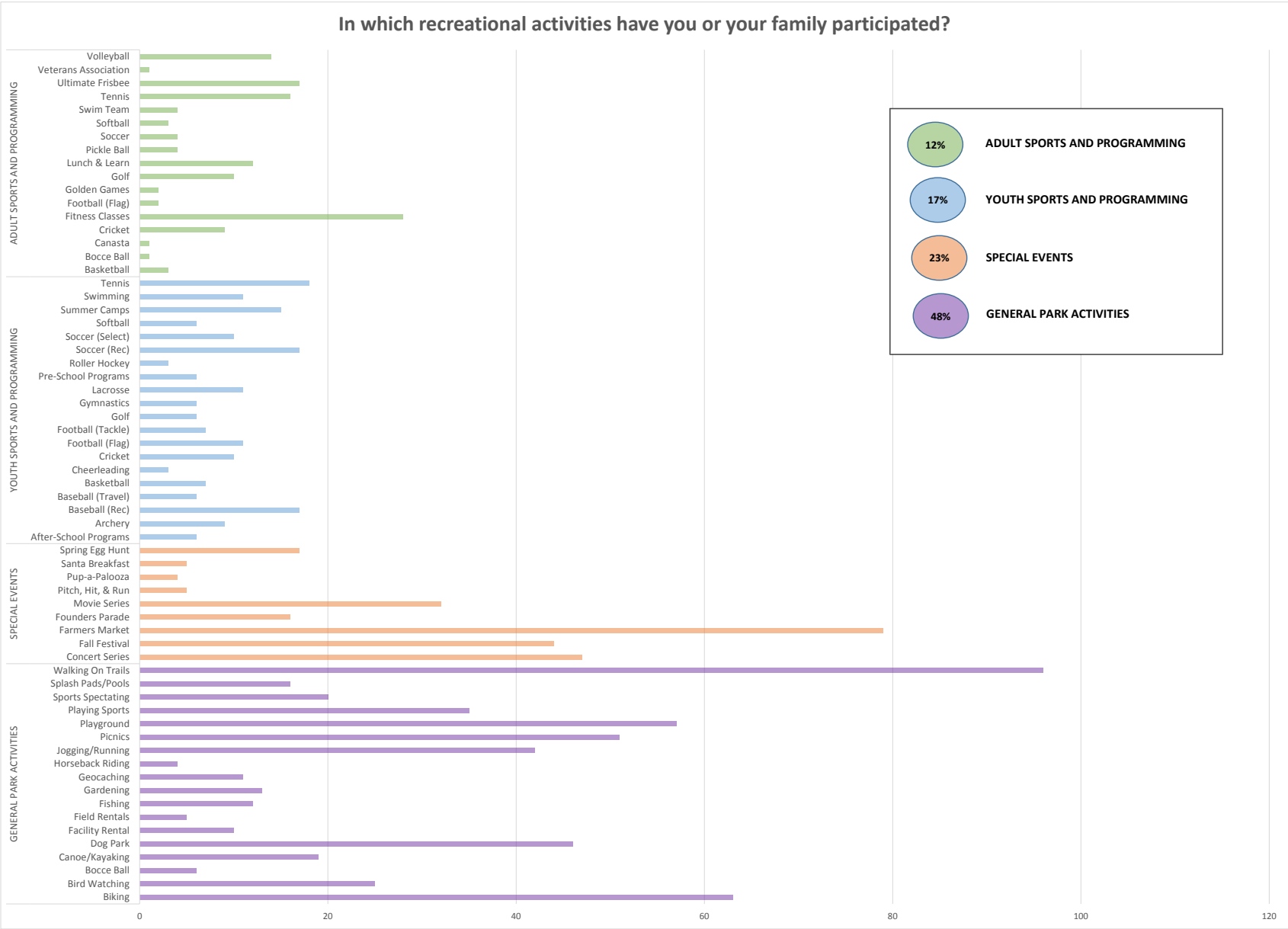
Preference On Way To Increase Funding

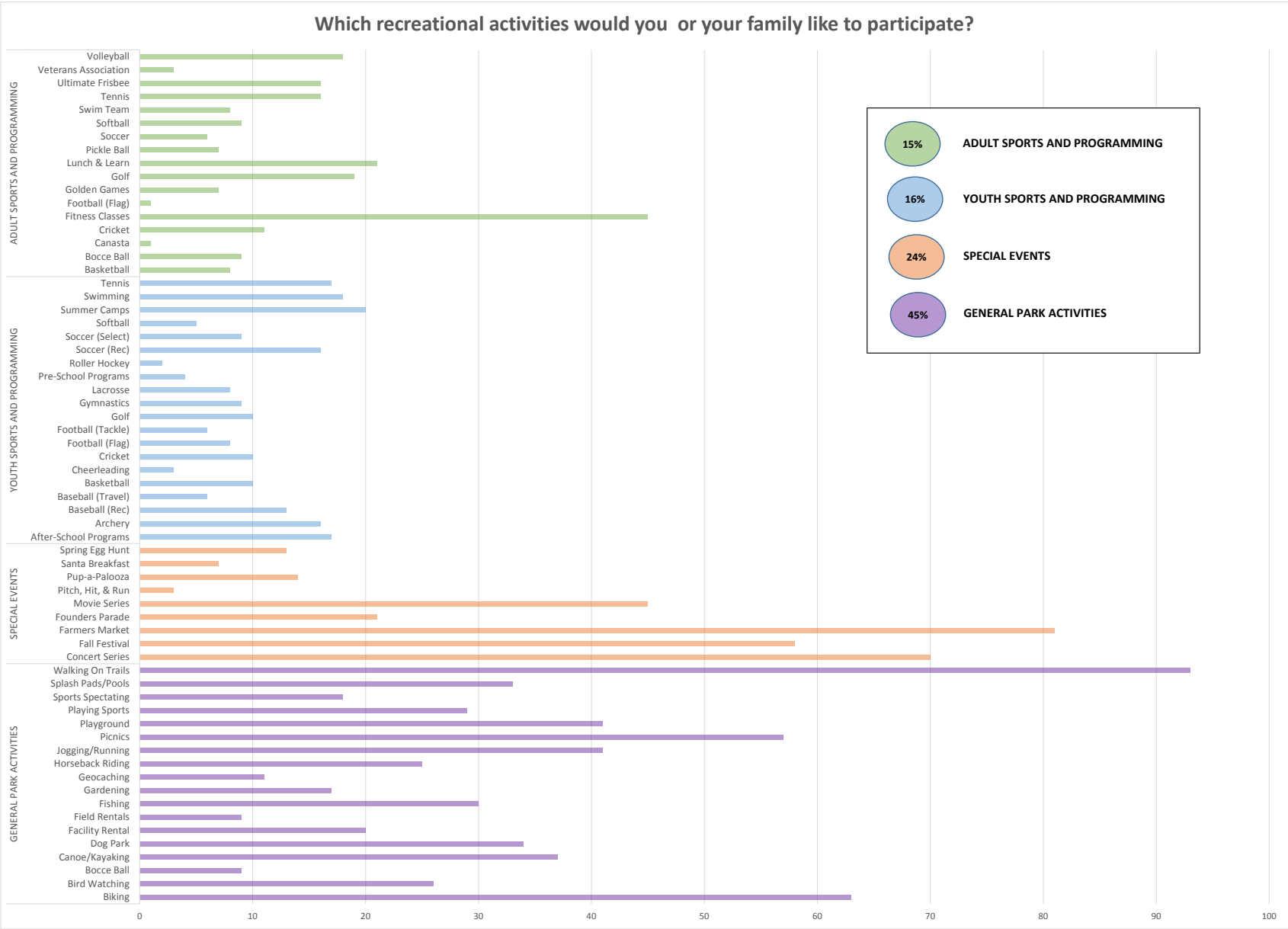


27 If You Support Paying Additional Money to Invest More Heavily in Parks, What Amount		
None	30	25%
\$1 to \$5	43	36%
\$6 to \$10	27	23%
\$11 to \$15	5	4%
\$16 to \$20	7	6%
More Than \$20	8	7%
<b>Total</b>	<b>120</b>	

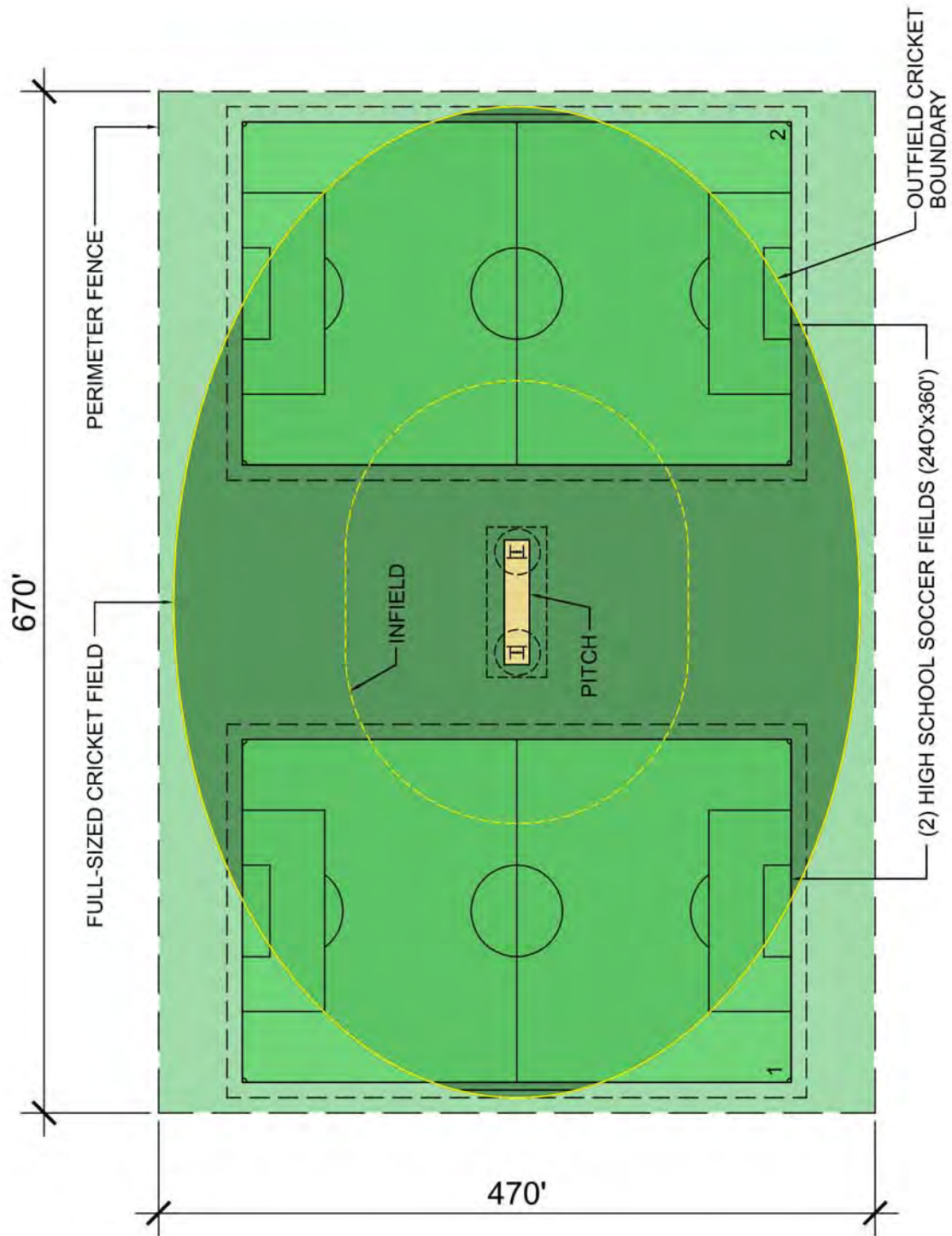
If You Support Paying Additional Money to Invest More Heavily in Parks, What Amount Would You Be Willing To Pay Per Month?







Johns Creek Neighborhood Amenities Matrix								
Name	Dev. Type	Units	Amenities	Pools	Tennis	Playground	Basketball	Gated
Abberly Towneship	Townhomes	283	clubhouse,	1	2			1
Abbotts Bridge Place	Townhomes	380	clubhouse, trails, dog park	1	2	1		1
Abbotts Cove	Subdivision	82		1	2			
Abbotts Pond / Windermere	Subdivision	136		1	2			
Abbotts Run	Subdivision	97	clubhouse,	1	2			
Addison Place	Apartments	1		2	3			1
Ammersee	Subdivision	148	lakes, walking trails	1	2			1
Atlanta Athletic Club	Subdivision	165	clubhouse, fitness club	1	16	1		1
Aviary	Subdivision	136		1	2			
Avonlea on the River / Ashbury	Apartments	1		1	2			1
Aylesbury Farms	Apartments	1		2	2			1
Belcrest	Subdivision	103		1	2			
Bellemont Farms / Bell Road	Subdivision	73		1	2			
Blackstone	Subdivision	285	clubhouse,	1	6	1	1	
Bridgestone	Subdivision	126		1	2			
Bridgewater / Mallard Lake Estates	Subdivision	79		1	2			
Brookhaven	Mixed	18	Clubhouse,	1	2			1
Brookhollow	Subdivision	116		1	2			
Brookmere at Johns Creek	Mixed	0	Clubhouse,	1	2			1
Cambridge	Subdivision	368		2	6			
Camden River / Retreat	Apartments	1		1	2			1
Cameron Forest / Woods	Subdivision	261	clubhouse,	1	2	1		
Century State Bridge / Caswyck	Apartments	1		1	1			1
Chartwell	Subdivision	210	clubhouse, lake, sidewalks	1	4	1		
Chelsea Ridge Apartments / Bristol	Apartments	2		2	2			1
Coldstream Courts / River Knoll	Subdivision	26	sidewalks	1	2	1		
Country Club of the South, The	Subdivision	732	golf course	2	4	1		1
Creekside Crossing / Parsons Rd.	Subdivision	41		1	2	1		
Donamere	Subdivision	81		1	2			
Doublegate	Subdivision	437		1	6	1		
Enclave at Breckenridge, The	Subdivision	119		1	2	1		
Enclave at Foxdale, The	Subdivision	171		1	2			
Enclave at Wellington, The	Subdivision	87	clubhouse, sidewalks,	1	2	1	1	
Estates at Wellington, The	Subdivision	105	clubhouse, sidewalks,	1	2	1	1	
Falls of Autry Mill, The	Subdivision	473	fitness center, trails, lake,	3	12	2		
Findley Chase	Subdivision	78		1	2			
Forest, The	Subdivision	122		1	2			
Fox Creek	Subdivision	64	clubhouse,	1	2	1		
Foxworth/ Marseilles, River Forest	Subdivision	112	clubhouse,	1	2			1
Gates at Johns Creek, The	Mixed	101		1	2			
Glastonberry	Subdivision	129		1	3			
Glenhurst	Subdivision	166	sidewalks	1	2	1		
Hartridge	Subdivision	149		1	2			
Haydens Walk	Subdivision	63		1	2			
Haynes Landing	Subdivision	235		1	2	1		
Highgate / Chasemore	Subdivision	70		1	2			
Highland Park > Ashewoode	Subdivision	127		1	2			
Hillbrooke	Subdivision	264	clubhouse,	1	4			
Kingston Crossing	Subdivision	78		1	2	1		
Lakehill / Bridgewater	Subdivision	69		1	2			
Laurelwood	Subdivision	161		1	2			
Lexington Woods / Red Oak	Subdivision	159		1	2			
Mayfair	Subdivision	307	clubhouse	1	4	1		
Medlock Bridge	Subdivision	640	clubhouse,	2	5	1		
Morton Plantation	Subdivision	119		1	2		1	
Morton Reserve	Subdivision	53		1	2			
Oxford Mill	Subdivision	300	clubhouse	1	6	1		
Park at Breckenridge, The	Subdivision	229		1	3	1		
Park at Wellington, The	Subdivision	213	clubhouse, sidewalks,	1	8	1	1	
Parkside	Subdivision	70	clubhouse, sidewalks,	1	2	1	1	
Parsons Run	Subdivision	215		1	4			
Queensbury	Subdivision	91	lake	1	2			
Randolph Hall	Subdivision	64		1	2	1		
Regency at Wellington, The	Subdivision	110	clubhouse, sidewalks,	1	2	1	1	
Reserve at Foxdale, The	Subdivision	191		1	3			
Reserve at Wellington / Preserve	Subdivision	81	clubhouse, sidewalks	1	2	1	1	
Ridge at Brumbelow, The	Subdivision	137		1	4			
River Farm	Subdivision	64		1	2			
River Glen	Subdivision	181		1	6	1		
River Knoll	Subdivision	39	sidewalks	1	2	1		
River Ridge	Subdivision	210	clubhouse	1	2			
River Walk	Subdivision	286	clubhouse, lake	1	4	1		
Rivermont	Subdivision	218	clubhouse, sidewalks	1	2	1		
Rivermont Colony	Subdivision	133		1	2			
Saint Clair	Subdivision	74	clubhouse	1	2	1		
Seven Oaks	Subdivision	642	fitness cen., clubhouse, trail	2	8	2		
Silver Ridge	Subdivision	198		1	2			
St. Andrews Apartments	Apartments	1		1	2			1
St. Ives Country Club	Subdivision	736	clubhouse, lake, sidewalks	1	16	2		1
St. Regis	Subdivision	69		1	2			
Stevens Creek	Subdivision	93		1	2			
Stonehaven	Subdivision	46	walking trails, lake	1	2			
Stratmore / Coldstream Courts	Subdivision	59	sidewalks	1	2	1		
Sugar Mill	Subdivision	496	clubhouse, trails, lake,	2	10	2		
Thornhill	Subdivision	171	clubhouse, walking trail	1	4	1		
Timberstone	Subdivision	235		1	2	1		
Vicarage, The	Subdivision	95		1	2			
Westbury / Ocee Farms	Subdivision	111	clubhouse, walking trail	1	2	1		
Windermere Park	Subdivision	101		1	2			
Windgate / Ashland	Subdivision	181		1	2			
TOTALS		14751		100	280	42	8	16

**2 SOCCER FIELDS w/CRICKET FIELD OVERLAY**

**4 SOCCER FIELDS w/CRICKET FIELD OVERLAY**



Deed Book 43269 Pg 539  
Filed and Recorded Aug-18-2006 03:10pm  
2006-0279689  
Real Estate Transfer Tax \$0.00  
**Juanita Hicks**  
Clerk of Superior Court  
Fulton County, Georgia

Attorney Beryl H. Weiner  
Weiner, Yancey, Dempsey & Diggs, LLP  
1718 Peachtree Street NW  
South Tower, Suite 990  
Atlanta, Georgia 30309-2409

STATE OF GEORGIA

COUNTY OF FULTON

**GRANT OF CONSERVATION EASEMENT**

**THIS INDENTURE** ("the Conservation Easement") made this 26<sup>th</sup> day of July 2006, by, between and among **Fulton County**, a political subdivision of the State of Georgia, whose address is Fulton County Manager, 141 Pryor Street, 10<sup>th</sup> Floor, Atlanta, GA 30303 (hereinafter referred to as the "Grantor") and **Autrey Mill Nature Preserve Association, Inc.**, ("Autrey Mill ") whose address is Autrey Mill, 9770 Autrey Mill Road, Alpharetta, Fulton County, Georgia 30022 (Autrey Mill herein referred to as the "Grantee"),

**WHEREAS**, Grantor is the owner in fee simple of certain real property described on *Exhibit A* attached hereto and made a part hereof by this reference (hereinafter called the "Protected Property" to be known as the "Autrey Mill Nature Preserve"); and,

**WHEREAS**, the Grantor desires that the Grantee ensure that natural and cultural elements and the aesthetic value of the Protected Property be preserved, maintained and, where appropriate, restored to a natural state and/or sustainable condition by cutting, planting and other management practices appropriate to the history, current use and future vision of the Autrey Mill Nature Preserve; and,

**WHEREAS**, Grantor is willing to grant and dedicate a perpetual Conservation Easement over the Property, thereby restricting and limiting the use of the Property, on the terms and conditions and for the purposes hereinafter set forth; and, Grantee in a trust capacity is willing to accept such Conservation Easement; and,

**WHEREAS**, Autrey Mill Nature Preserve is a corporation organized and existing under the laws of the State of Georgia and the primary purpose of Autrey Mill Nature

Preserve is to preserve nature and history through the experience of the natural environment and our local heritage which mission includes, without limitation, the preservation of open space and the conservation of water, natural, cultural and historical resources; and,

**WHEREAS**, the Grantor and Grantee, by the conveyance from the Grantor to the Grantee of a Conservation Easement on, over and across the Protected Property, desire to conserve the natural and historical values thereof and to prevent the use or development of the Protected Property for purposes or in a manner inconsistent with the terms of this Conservation Easement, except where such development or use is consistent with the manner that the Protected Property is currently being utilized as woodlands and open space, including any existing utility easements and in respect to its existing and planned network of improved and unimproved trails for ingress to and egress from the Protected Property and for access to the natural, cultural and historical resources found in, on, under or adjacent to the Protected Property; and,

**WHEREAS**, the Grantee is authorized by the laws of the State of Georgia and by each of Grantee's Resolutions dated June 8, 2006, as to Autrey Mill Nature Preserve, a copy being attached hereto as *Exhibit B* and made a part hereof, to accept, hold and administer this Conservation Easement under the terms and conditions hereinafter described; and,

**WHEREAS**, the Grantee is willing to accept this Conservation Easement subject to the reservations and to the covenants, terms, conditions and restrictions set out herein and imposed hereby;

**NOW, THEREFORE, WITNESSETH:** The Grantor, for and in consideration of the sum of ONE (\$1.00) DOLLAR paid by Grantee to Grantor, receipt of which is hereby acknowledged, and in consideration of the foregoing recitations and of the mutual covenants, terms, conditions and restrictions hereinafter obtained does hereby give, grant and convey unto the Grantee, forever, a Conservation Easement in perpetuity on, over and across the Protected Property being more particularly described on *Exhibit C* attached hereto and made a part hereof by this reference, except for those discrete portions of the Protected Property indicated by Exhibit C as excluded from the restrictions of the Conservation Easement ("Excluded Property").

Grantee's rights hereunder shall consist of the following:

1. To maintain the Protected Property in its natural, scenic, and open condition and to manage such Protected Property in conformity with the principles of environmental stewardship and in a manner that complements the character of the adjacent heritage village developed by Autrey Mill;
2. To enforce by proceeding at law or in equity the covenants hereinafter set forth, it being agreed that there shall be no waiver or forfeiture of the

Grantee's right to ensure compliance with the covenants and conditions of this Grant of Conservation Easement by reason of any prior failure to act;

3. Without limitation on any leasehold interest held by the Grantee, to enter the Protected Property at all reasonable times for the purpose of inspecting the Protected Property to determine if the Grantor or its successors and assigns are complying with the covenants and conditions of this Grant;
4. To manage, maintain and restore the natural and cultural resources of the Protected Property; and to provide the public with a natural setting that fosters quiet enjoyment, including the construction of improved trails to and through the Protected Property; and to create opportunities for community service, environmental education, and passive recreational experiences on, in and around the Protected Property.

And in furtherance of the foregoing affirmative rights of the Grantee, the Grantor makes the following covenants which shall run with and bind the Protected Property in perpetuity, namely, that on the Protected Property, the Grantor, its officers, agents, assignees, successors and assigns, without the prior consent of the Grantee, shall not:

1. Construct or place buildings, structures, including modular structures, mobile homes, billboards or other advertising materials within the area of the Protected Property, except on the Excluded Property or as otherwise recognized by this Grant of Conservation Easement. This paragraph shall not be deemed to restrict the development of pedestrian trails, boardwalks, footbridges, interpretive kiosks, wildlife viewing areas or signage all of which shall be consistent with the educational purposes of Autrey Mill.
2. Excavate, dredge, mine, fill, or change the topography of the land or its natural condition in any significant manner, except on the Excluded Property within the area of the Protected Property or as otherwise recognized by this Grant of Conservation Easement.
3. Dump or deposit solid waste, including ashes, trash, garbage, rubbish and other unsightly or offensive or hazardous materials, provided that this paragraph shall not be deemed to restrict the use of mulch, compost or other organic soil amendments on the Protected Property.
4. Remove standing vegetation, geological or archeological materials, or trap, hunt or otherwise cause harm to the wildlife, except on the Excluded Property within the area of the Protected Property or as otherwise recognized by this Grant of Conservation Easement. This paragraph shall not be deemed to prohibit sustainable management of the Protected Property in accordance with the principles of environmental stewardship in a manner that complements the character and educational purpose of the adjacent heritage village developed by Autrey Mill.

5. Operate any motorized vehicles, including, but not limited to motorcycles, or all-terrain vehicles, except as expressly recognized by this Grant of Conservation Easement. This paragraph shall not be deemed to restrict motorized wheelchairs for disabled persons or motorized equipment used for limited purposes as necessary to maintain the Protected Property in accordance with this Grant of Conservation Easement.
6. Convey, lease, assign, mortgage or otherwise transfer the Protected Property or an interest therein, unless such conveyance, lease, assignment mortgage or other assignment of interest is made expressly subject to this Grant of Conservation Easement.

Grantee and Grantor acknowledge and agree that, on and after the date of this Grant of Conservation Easement plans exist or may hereafter be developed for temporary or permanent buildings or structures within the Excluded Areas of the Protected Property, which plans and locations will be in keeping with the mission of the Autrey Mill Nature Preserve: to "preserve nature and history through the experience of the natural environment and our local heritage" and its educational purpose of "providing the public with a natural setting that fosters environmental education and quiet enjoyment while instilling in the community a deeper sense of environmental stewardship and historic preservation.

Grantor shall have the right to convey all or any portion of the Protected Property; provided, however, that any such conveyance must be made expressly subject to the terms and provisions of this Grant of Conservation Easement.

#### MISCELLANEOUS PROVISIONS

Construction Terms. This Conservation Easement shall be construed to promote the purposes of the Uniform Conservation Easement Act, O.C.G.A. § 44-10-1, *et seq.*, which authorizes the creation of Conservation Easement for purposes including those set forth in the recitals herein.

Entire Agreement. This instrument together with the Resolution authorizing same sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Easement. If any provision is found to be invalid, the remainder of the provisions of this Conservation Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

Recording. Grantor shall record this instrument in timely fashion within sixty (60) days in the official records of Fulton County, Georgia, and Grantee may re-record it at any time as may be required to preserve its rights under this Conservation Easement.

**Notices.** Any notices shall be sent by registered or certified mail, return receipt requested, or by a nationally recognized overnight delivery service that provides receipts for its deliveries, and such notices shall be addressed to the parties as set forth above, or to such other addresses as the parties may set forth in writing to each other; but, in any case, copies of notices to Fulton County shall also be sent to the County Manager and County Attorney of Fulton County, Georgia.

**Assignment.** The parties hereto recognize and agree that the benefits of this Conservation Easement are in gross and assignable and that such benefits and the rights and obligations that accompany same may be transferred or assigned only as set forth herein, and only if the organization receiving the interest is a qualified organization as that term is defined in Code Section 170(h)(3) (or any successor section) and the regulations promulgated thereunder, which is organized or operated primarily for one of the conservation purposes specified in Code Section 170(h)(4)(A). The terms of the transfer or assignment will be such that the transferee or assignee will be required (1) to continue to carry out in perpetuity the conservation purposes that the contribution was originally intended to advance, set forth herein, and (2) to acknowledge and agree to enforce the terms and conditions of this Conservation Easement as Grantee. If Grantee assigns or transfers this Conservation Easement, it will transfer said Conservation Easement to Georgia Land Trust, Inc. if at the time of said transfer Georgia Land Trust, Inc. meets the requirements.

**Limitations.** Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action at law for any injury or change in the Protected Property resulting from causes beyond the Grantor's control including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken in good faith by the Grantor under emergency conditions to prevent, abate, or mitigate significant injury to life, damage to property or harm to the Protected Property resulting from such causes.

By its acceptance hereof, the Grantee also agrees to be bound by the covenants binding on the Grantor as set forth above.

TO HAVE AND TO HOLD the said Conservation Easement unto the Grantee for the use and benefit of the public and the citizenry, its successors and assigns, forever, the covenants agreed to and the terms, conditions, restrictions and purposes imposed as aforesaid shall be binding upon Grantor, its representatives, successors and assigns, and shall continue as a servitude running in perpetuity with the Protected Property. Notwithstanding the foregoing provision and all other provisions of this Conservation Easement, the parties to this Conservation Easement or their successors or assigns may petition a court of competent jurisdiction to request the dissolution of this Grant upon the occurrence of a massive disaster that destroys all or substantially all of the Protected Property, thereby negating the purpose of the grant of this Conservation Easement.

TO BE EFFECTIVE upon the date of recordation in the official records of Fulton County, Georgia.

Except as expressly limited herein, the Grantor reserves all rights as owner of the Protected Property, including the right to use the Protected Property for all purposes not inconsistent with this Grant.

The covenants, terms, conditions, and restrictions set forth in this Grant shall be binding upon the Grantor and the Grantees and their respective agents, personal representatives, heirs, successors and assigns, and shall continue servitudes running with the Protected Property in perpetuity.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals and caused these presents to be executed in their respective names by authority duly given, and their corporate seals affixed, the day and year above written.

GRANTOR

Fulton County, a political subdivision of the State of Georgia

Signed, sealed, and delivered  
in our presence:

Sandra Hall  
Unofficial Witness

By: Karen Handel

Fulton County Board of Commissioners

Attest: Mahmoud

Clerk of Commission

Notary Public

My commission expires 12/25/2010

[NOTARIAL SEAL]



ITEM # 06-0791 RM 8206  
REGULAR MEETING

APPROVED AS TO FORM

This 26<sup>th</sup> day of JULY, 2006.

John C. Lovelle, LAND ADMINISTRATOR  
Associate Fulton County Attorney

Beryl Weiner

Continued on next page



### ACCEPTANCE

The undersigned does hereby consent to and accepts the Conservation Easement granted and conveyed to it under and pursuant to the foregoing Grant of Conservation Easement and agrees to observe and perform all obligations imposed on it thereunder. In consideration of the making of such Grant of Conservation Easement, the undersigned further agrees as follows:

1. That should it or its successors or assigns acquire the fee simple interest in and to the Protected Property, it shall not cause or permit the merger of such fee simple interest and the Conservation Easement;
2. Not to release the Conservation Easement to the holder of the fee interest unless such holder is an agency of the State of Georgia, a unit of local government or a not-for-profit corporation or trust whose primary purpose includes the conservation of land, natural, historical and cultural resources, open space or water areas, or the preservation of native plants or animals, or biotic communities and such holder uses other legally binding means to enforce the purposes of this Conservation Easement; and
3. That any subsequent transfer or conveyance of the Conservation Easement by it or its successors or assigns shall be in accordance with the terms of an Act or Code section relating to conservation rights in real property, approved by the State or municipality in which the Conservation Easement is located, and shall not be in exchange for money, other property or services, but shall be for no consideration and each instrument of subsequent conveyance shall expressly set forth the same requirements.

The undersigned agrees that this Acceptance and its covenants and agreements hereunder shall be binding upon the undersigned and its successors and assigns.

\*\*\*

*Continued on next page*

IN WITNESS WHEREOF, the undersigned has executed and delivered this acceptance under seal this 26<sup>th</sup> day of July, 2006.

GRANTEE

Signed, sealed, and delivered

AUTREY MILL NATURE PRESERVE  
ASSOCIATION, INC.

in our presence:

Angeline Kouri  
Unofficial Witness

By: Judith C. Webb

Print name: Judith C. Webb

Title: Co-President

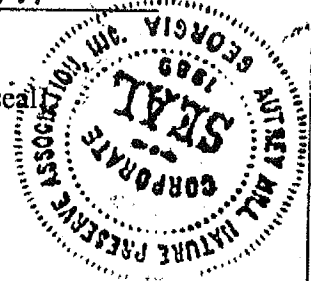
Deanne Royal  
Notary Public

My commission expires Aug 17, 2008

[NOTARY SEAL]



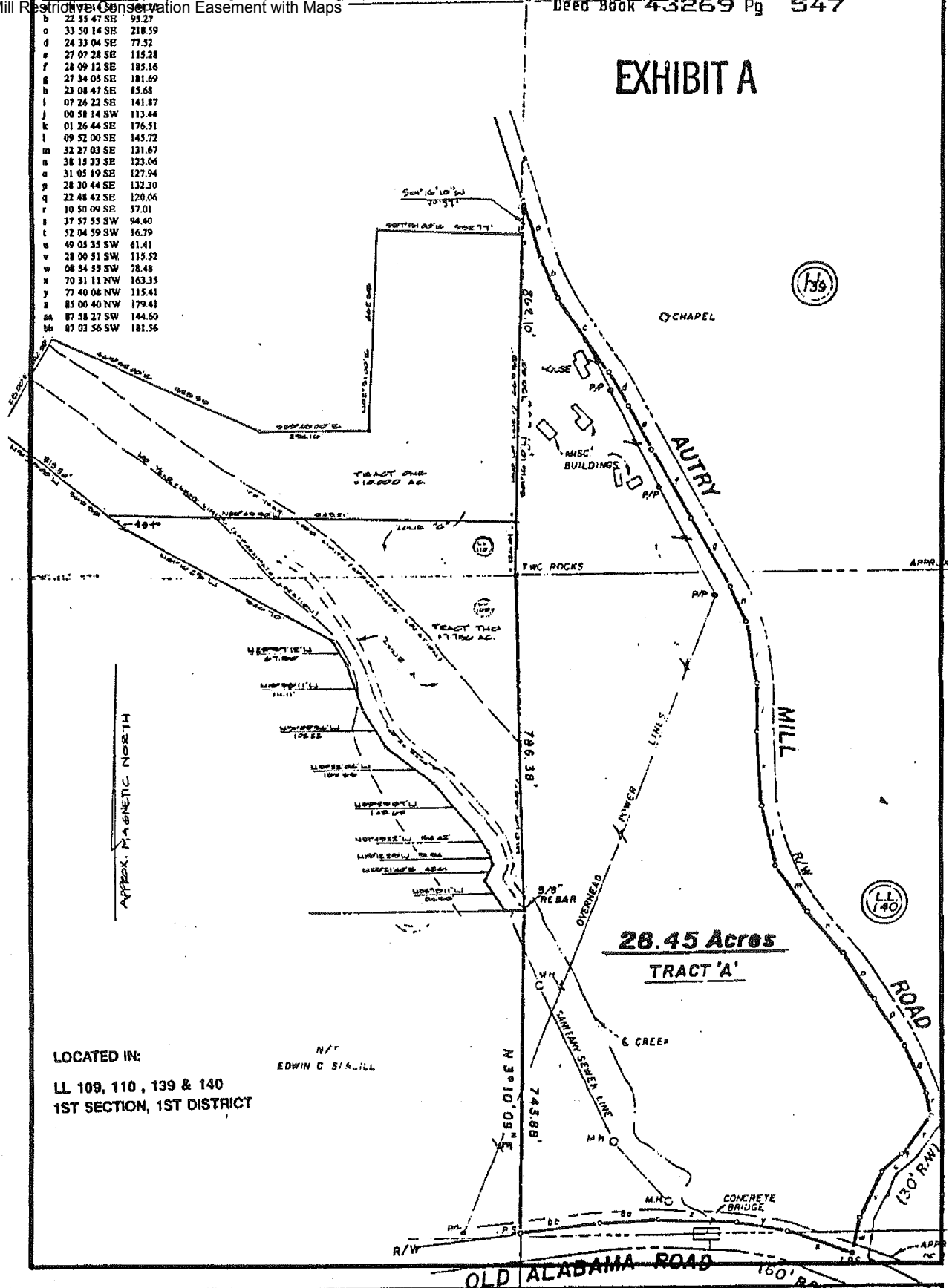
[Affix seal]



Tracts "One" and "Two" surveyed on 11/17/93 by Watts & Browning Engineers, Inc.

Tract "A" Course chart (surveyed on 6/6/91 by Jordan, Jones & Coudling, Inc.)

# EXHIBIT A

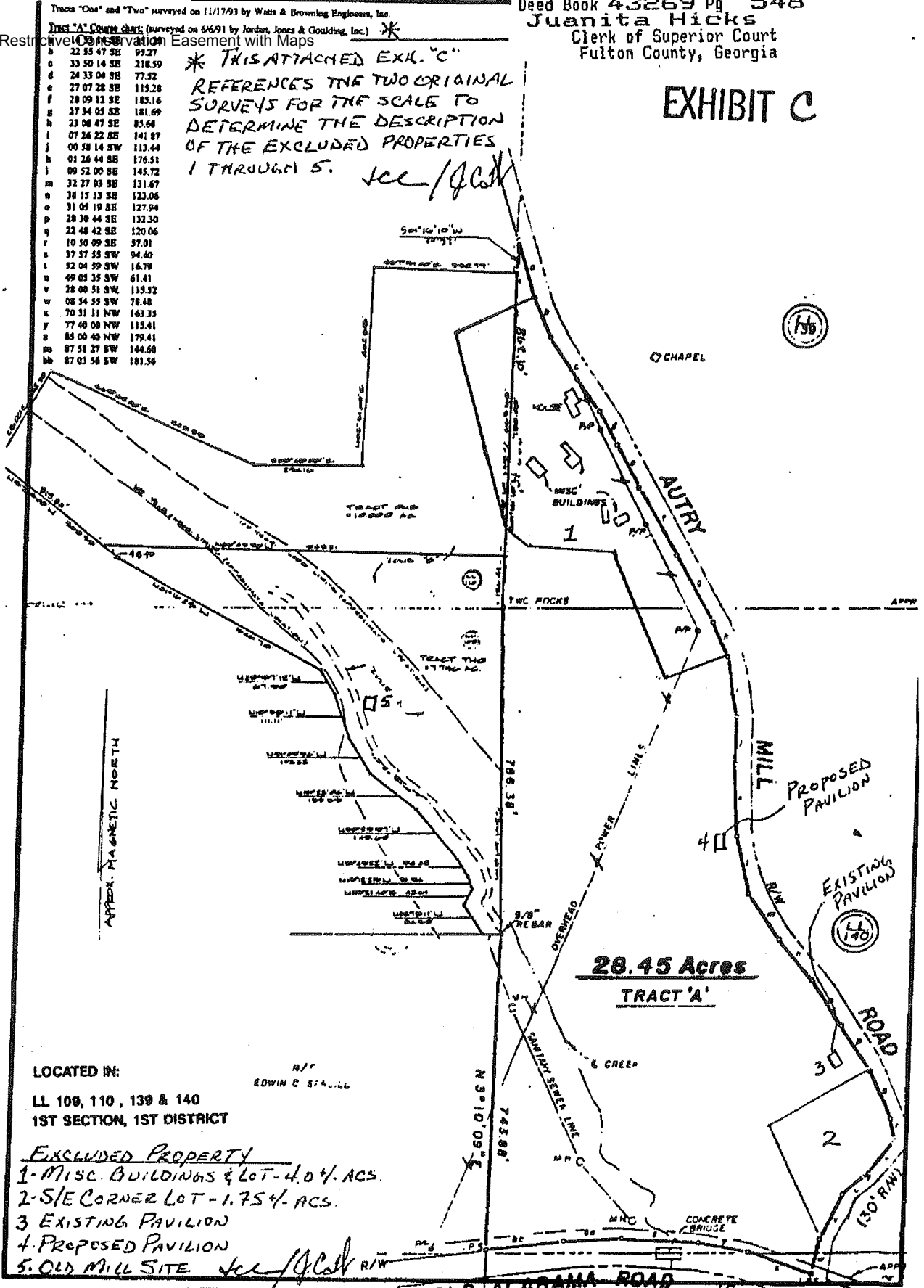


<p><b>PARKS &amp; RECREATION</b> FULTON COUNTY</p>	<p><b>DESIGN AND DEVELOPMENT DIVISION</b></p>	<p><b>PROJECT:</b> AUTREY MILL NATURE PRESERVE &amp; HERITAGE CENTER</p>	SCALE: 1" = 200' R/W
			DATE:
			DESIGN BY:
			SURVEY BY:
			DRAWN BY:

Tracts "One" and "Two" surveyed on 11/17/93 by Watts & Browning Engineers, Inc.  
Tract "A" Corner: (surveyed on 6/6/91 by Jordan, Jones & Goulding, Inc.)  
 Deed Conservation Easement with Maps

\* THIS ATTACHED EXH. "C"  
REFERENCES THE TWO ORIGINAL  
SURVEYS FOR THE SCALE TO  
DETERMINE THE DESCRIPTION  
OF THE EXCLUDED PROPERTIES  
1 THROUGH 5. See /JCS


EXHIBIT C



LOCATED IN:  
LL 109, 110 , 139 & 140  
1ST SECTION, 1ST DISTRICT

EXCLUDED PROPERTY

1. MISC. BUILDINGS & LOT - 4.0 +/- ACS
2. S/E CORNER LOT - 1.75 +/- ACS.
3. EXISTING PAVILION
4. PROPOSED PAVILION
5. OLD MILL SITE

 <b>FULTON COUNTY</b>	<b>PARKS &amp; RECREATION</b>	<b>DESIGN AND DEVELOPMENT DIVISION</b>	<b>PROJECT:</b> AUTREY MILL NATURE PRESERVE & HERITAGE CENTER	SCALE: 1" = 200'
				DATE: _____ DESIGN BY: _____ CHECKED BY: _____ DRAWN BY: _____

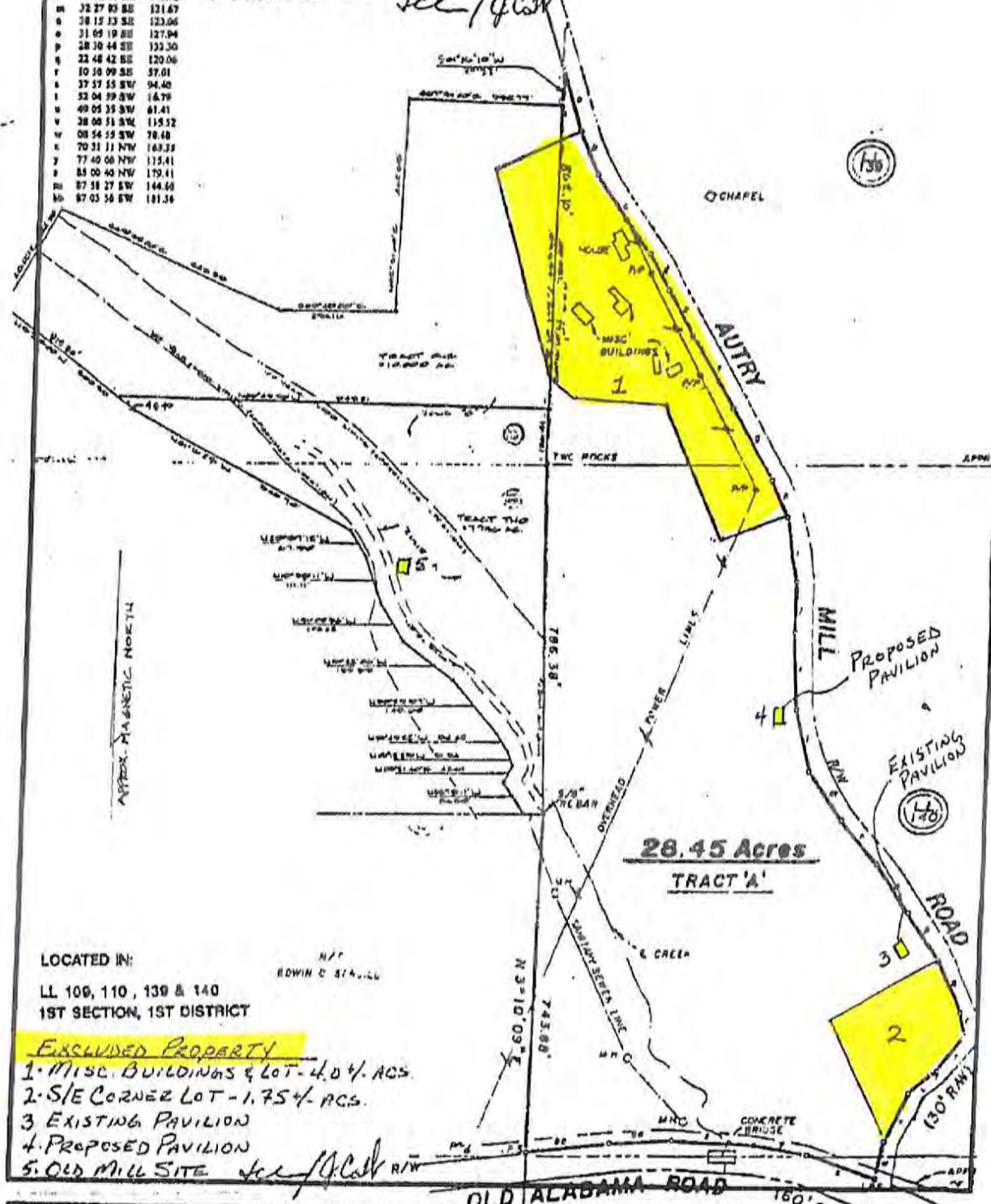
Juanita Hicks  
Clerk of Superior Court  
Fulton County, Georgia

# EXHIBIT C

Incl. 'A' Contour chart (surveyed on 6/6/91 by Jordan, Jones & Osoolung, Inc.) \*

\* THIS ATTACHED EXH. "C"  
REFERENCES THE TWO ORIGINAL  
SURVEYS FOR THE SCALE TO  
DETERMINE THE DESCRIPTION  
OF THE EXCLUDED PROPERTIES  
1 THROUGH 5. JCC/JCO

a	14 53 14 S	151.23
b	22 55 47 S	98.27
c	33 50 14 S	216.59
d	24 33 04 S	77.52
e	27 07 28 S	115.28
f	28 00 12 S	183.16
g	37 04 05 S	181.69
h	23 00 47 S	85.68
i	07 16 22 S	141.97
j	00 58 14 SW	113.44
k	01 26 44 S	176.51
l	09 32 00 E	145.72
m	32 27 03 S	121.67
n	38 12 33 S	123.06
o	31 05 19 S	127.94
p	28 30 44 S	132.30
q	22 48 42 S	120.06
r	10 30 09 S	57.01
s	37 57 55 SW	94.40
t	52 04 39 SW	16.79
u	49 05 35 SW	61.41
v	28 00 51 SW	115.52
w	08 54 55 SW	78.48
x	70 31 11 NW	163.38
y	77 40 00 NW	115.41
z	83 00 40 NW	179.41
aa	87 58 27 SW	144.68
bb	87 03 56 SW	181.56



LOCATED IN:  
LL 106, 110, 139 & 140  
1ST SECTION, 1ST DISTRICT

- EXCLUDED PROPERTY**
- 1. MISC. BUILDINGS & LOT - 4.0 +/- ACS.
  - 2. S/E CORNER LOT - 1.75 +/- ACS.
  - 3. EXISTING PAVILION
  - 4. PROPOSED PAVILION
  - 5. OLD MILL SITE

	<b>PARKS &amp; RECREATION</b>	<b>DESIGN AND DEVELOPMENT DIVISION</b>	<b>PROJECT:</b> AUTREY MILL NATURE PRESERVE & HERITAGE CENTER	SCALE: 1" = 200'
				DATE: _____ DESIGN BY: _____ SURVEY BY: _____ DRAWN BY: _____

<b>Tier</b>	<b>Autrey Mill Nature Preserve - Projects</b>	<b>Year*</b>	<b>Cost</b>
1	1. Repair Foundation of Visitors Center	2016	\$60,000
1	2. Repair Foundation of Summerour House	2016	\$60,000
1	3. Trail Linkage to Spruill Oaks Library	2017	\$300,000
1	4. Trailhead for trail linkages	2017	\$19,500
1	5. Improve Parking Lot with Permeable Pavers	2017	\$112,000
1	6. Add Bus Turnaround in New Permeable Pavers Lot	2017	\$8,000
1	7. Trail Linkage to Autrey Mill Middle School	2018	\$450,000
1	8. Trail Linkage to Georgia Power Easement	2018	\$225,000
1	9. Prepare a Forest Management and Wildlife Plan	2018	\$35,000
<b>Tier I subtotal</b>			<b>\$1,269,500</b>
2	10. Archery Range with 16 Target Lanes	2019	\$30,000
2	11. Small Shelter at Archery Range	2019	\$20,000
2	12. Ropes / Challenge Course (in the trees)	2019	\$100,000
2	13. Climbing Tower (wood frame, 30' tall)	2019	\$10,000
2	14. New Check-in/Headquarters/Classroom Building closer to the main gate <i>(in the 1.75 +/- acres on the southeast corner of the property as allowed in the Conservation Easement )</i>	2021	\$377,500
2	15. Parking Lot (5 spaces) at New Check-in Building (under the tree canopy)	2021	\$3,500
2	16. Expanded Soft Surface Nature Trails	2021	\$260,000
2	17. New Park Signage and Wayfinding System	2021	\$10,000
<b>Tier II subtotal</b>			<b>\$811,000</b>
3	18. Adventure Playground (for adults and children)	2024	\$257,000
3	19. Second Community Pavilion in the forested area along Autrey Mill Road <i>(as allowed in the Conservation Easement)</i>	2024	\$180,000
3	20. Additional Restroom Building (for Community Pavilion)	2024	\$90,700
3	21. Parking Lot (30 spaces) at New Pavilion	2024	\$28,000
<b>Tier III subtotal</b>			<b>\$555,700</b>
<b>Autrey Mill Total</b>			<b>\$2,636,200</b>

\*Year shown is as recommended (in accelerated investment pathway)



<b>Tier</b>	<b>Newtown Park Projects</b>	<b>Year*</b>	<b>Cost</b>
1	1. Add bathrooms/concession building at the Amphitheater	2016	
1	2. Sidewalk and Step Connections throughout the Park (such as from parking lot to Field #2)	2016	\$14,000
1	3. Renovate Existing Stormwater Pond (dredging to improve water quality and appearance)	2016	\$150,000
1	4. Extend/Complete Multi-use Perimeter Loop Trail around Park	2018	\$118,500
1	5. Improve Landscaping by Adding Shade Trees	2019	\$17,500
1	6. Purchase a bus for Park Place Day Trips	2018	\$150,000
<b>Tier I subtotal</b>			<b>\$450,000</b>
2	7. Artificial Turf on Lacrosse Field (replace the grass surface)	2019	\$558,560
2	8. Lighting Tennis Courts	2019	\$60,000
2	9. Add Shade Structure at Tennis Courts	2019	\$10,000
2	10. Expand Community Gardens (by Park Place)	2021	\$40,000
2	11. Expand Bocce Courts (by Park Place)	2021	\$20,000
2	12. Add Horseshoe Pits (by Park Place)	2021	\$1,000
2	13. Add Shuffleboard Courts (by Park Place)	2021	\$5,000
2	14. New Park Signage and Wayfinding System	2021	\$20,000
<b>Tier II subtotal</b>			<b>\$714,560</b>
3	15. Add Soft Surface Nature Trails (below the dam)	2021	\$94,000
3	16. Add Nature Trail Amenities (benches, bench swings)	2021	\$14,300
2	17. Artificial Turf on Main Soccer Field (replace the grass surface)	2023	\$556,400
<b>Tier III subtotal</b>			<b>\$664,700</b>
<b>Newtown Total</b>			<b>\$1,829,260</b>

\*Year shown is as recommended (in accelerated investment pathway)

<b>Tier</b>	<b>Ocee Park Projects</b>	<b>Year*</b>	<b>Cost</b>
1	1. Renovate/Replace Existing Playground	2016	\$200,000
1	2. Add Restroom to Serve Lower Fields	2016	\$175,000
1	3. Convert Tennis Courts to Pickle ball Courts	2017	\$49,700
1	4. Add Picnic/Shade Structure at Pickle ball Courts	2017	\$12,000
1	5. Improve ADA Access to Field #5	2017	\$5,000
1	6. Convert Basketball Courts to Sand Volleyball	2017	\$86,400
1	7. Add Restroom/Shade Structure with Ping Pong Table	2017	\$175,000
1	8. Improve Landscaping by Adding Shade Trees	2019	\$17,500
<b>Tier I subtotal</b>			<b>\$720,600</b>
2	9. Adventure Playground (for adults and children)	2019	\$157,000
2	10. Add Soft Surface Nature Trails	2021	\$94,000
2	11. Add Nature Trail Amenities (benches, bench swings)	2021	\$14,300
2	12. New Park Signage and Wayfinding System	2021	\$15,000
<b>Tier II subtotal</b>			<b>\$280,300</b>
3	13. Lighting Control Upgrade (for the baseball field lights)	2023	\$30,000
<b>Tier III subtotal</b>			<b>\$30,000</b>
<b>Ocee Total</b>			<b>\$1,030,900</b>

\*Year shown is as recommended (in accelerated investment pathway)

<b>Tier</b>	<b>Project</b>	<b>Year*</b>	<b>Cost</b>
1	1. Add Wildlife Observation Deck / Blind	2016	\$30,000
1	2. Add ADA Fishing Pier	2016	\$50,000
1	3. Add Shade Structures with Ping Pong Tables	2017	\$28,000
1	4. Add Tot Lot Playgrounds (adjacent to the picnic shelters)	2017	\$45,000
1	5. Extend Pedestrian Access from School (Sidewalk and Boardwalk)	2017	\$67,500
1	6. Improve Landscaping by Adding Shade Trees	2019	\$17,500
1	7. Add Connector Trail Linkage to NPS Land		
<b>Tier I subtotal</b>			<b>\$238,000</b>
2	8. Artificial Turf one Multi-purpose Field	2020	\$361,200
2	9. Add lights to Artificial Turf Field	2020	\$275,000
	10. Renovate Existing Baseball Field (Investigate further anticipated use and need of modifying the existing smaller baseball field (on school property) into a Miracle League Field)	2022	\$182,000
2	11. Add Field Lights to Renovated Baseball Field	2022	\$175,000
2	12. Add Lower Access Drive and Parking Area	2022	\$400,000
2	13. New Park Signage and Wayfinding System	2021	\$5,000
<b>Tier II subtotal</b>			<b>\$1,398,200</b>
3	14. Add Soft Surface Nature Trails		\$192,000
3	15. Add Interpretive Signage System (for Nature Trails)	2022	\$5,000
3	16. Add Nature Trail Amenities (benches, bench swings)	2022	\$2,000
3	17. Fence perimeter of Playing Fields	2023	\$60,000
<b>Tier III subtotal</b>			<b>\$259,000</b>
<b>Shakerag Total</b>			<b>\$1,895,200</b>

\*Year shown is as recommended (in accelerated investment pathway)

Park	Tier	Project	Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Autrey Mill	1	1. Repair Foundation of Visitors Center	2016	\$60,000									
Autrey Mill	1	2. Repair Foundation of Summerour House	2016	\$60,000									
Autrey Mill	1	3. Trail Linkage to Spruill Oaks Library	2017		\$300,000								
Autrey Mill	1	4. Trailhead for trail linkages	2017		\$19,500								
Autrey Mill	1	5. Improve Parking Lot with Permeable Pavers	2017		\$112,000								
Autrey Mill	1	6. Add Bus Turnaround in New Permeable Pavers Lot	2017		\$8,000								
Autrey Mill	1	7. Trail Linkage to Autrey Mill Middle School	2018			\$450,000							
Autrey Mill	1	8. Trail Linkage to Georgia Power Easement	2018			\$225,000							
Autrey Mill	1	9. Prepare a Forest Management and Wildlife Plan	2019				\$35,000						
Tier I subtotal			\$1,269,500										
Autrey Mill	2	10. Archery Range with 16 Target Lanes	2020					\$30,000					
Autrey Mill	2	11. Small Shelter at Archery Range	2020					\$20,000					
Autrey Mill	2	12. Ropes / Challenge Course (in the trees)	2022							\$100,000			
Autrey Mill	2	13. Climbing Tower (wood frame, 30' tall)	2022							\$10,000			
Autrey Mill	2	14. New Check-in/Headquarters/Classroom Building closer to the main gate (in the 1.75 +/- acres	2022							\$377,500			
Autrey Mill	2	15. Parking Lot (5 spaces) at New Check-in Building (under the tree canopy)	2022							\$3,500			
Autrey Mill	2	16. Expanded Soft Surface Nature Trails	2021						\$260,000				
Autrey Mill	2	17. New Park Signage and Wayfinding System	2023								\$10,000		
Tier II subtotal			\$811,000										
Autrey Mill	3	18. Adventure Playground (for adults and children)	2023								\$257,000		
Autrey Mill	3	19. Second Community Pavilion in the forested area along Autrey Mill Road (as allowed in the	2024									\$180,000	
Autrey Mill	3	20. Additional Restroom Building (for Community Pavilion)	2024									\$90,700	
Autrey Mill	3	21. Parking Lot (30 spaces) at New Pavilion	2024									\$28,000	
Tier III subtotal			\$555,700										
Autrey Mill Total			\$2,636,200	\$120,000	\$439,500	\$675,000	\$35,000	\$50,000	\$260,000	\$491,000	\$267,000	\$298,700	\$0
Park	Tier	Project	Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Newtown	1	1. Add bathrooms/concession building at the Amphitheater	2016										
Newtown	1	2. Sidewalk and Step Connections throughout the Park (such as from parking lot to Field #2)	2016	\$14,000									
Newtown	1	3. Renovate Existing Stormwater Pond (dredging to improve water quality and appearance)	2016	\$150,000									
Newtown	1	4. Extend/Complete Multi-use Perimeter Loop Trail around Park	2018			\$118,500							
Newtown	1	5. Improve Landscaping by Adding Shade Trees	2019				\$17,500						
Newtown	1	6. Purchase a bus for Park Place Day Trips	2018				\$150,000						
Tier I subtotal			\$450,000										
Newtown	2	7. Artificial Turf on Lacrosse Field (replace the grass surface)	2020					\$558,560					
Newtown	2	8. Lighting Tennis Courts	2022							\$60,000			
Newtown	2	9. Add Shade Structure at Tennis Courts	2022							\$10,000			
Newtown	2	10. Expand Community Gardens (by Park Place)	2023								\$40,000		
Newtown	2	11. Expand Bocce Courts (by Park Place)	2023								\$20,000		
Newtown	2	12. Add Horseshoe Pits (by Park Place)	2023								\$1,000		
Newtown	2	13. Add Shuffleboard Courts (by Park Place)	2023								\$5,000		
Newtown	2	14. New Park Signage and Wayfinding System	2023								\$20,000		
Tier II subtotal			\$714,560										
Newtown	3	15. Add Soft Surface Nature Trails (below the dam)	2025										\$94,000
Newtown	3	16. Add Nature Trail Amenities (benches, bench swings)	2025										\$14,300
Newtown	2	17. Artificial Turf on Main Soccer Field (replace the grass surface)	2025										\$556,400
Tier III subtotal			\$664,700										
Newtown Total			\$1,829,260	\$164,000	\$0	\$118,500	\$167,500	\$558,560	\$0	\$70,000	\$86,000	\$0	\$664,700
Park	Tier	Project	Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025

Ocee	1	1. Renovate/Replace Existing Playground	2016	\$200,000									
Ocee	1	2. Add Restroom to Serve Lower Fields	2016	\$175,000									
Ocee	1	3. Convert Tennis Courts to Pickle ball Courts	2017		\$49,700								
Ocee	1	4. Add Picnic/Shade Structure at Pickle ball Courts	2017		\$12,000								
Ocee	1	5. Improve ADA Access to Field #5	2017		\$5,000								
Ocee	1	6. Convert Basketball Courts to Sand Volleyball	2017		\$86,400								
Ocee	1	7. Add Restroom/Shade Structure with Ping Pong Table	2017		\$175,000								
Ocee	1	8. Improve Landscaping by Adding Shade Trees	2018				\$17,500						
Tier I subtotal			\$720,600										
Ocee	2	9. Adventure Playground (for adults and children)	2021						\$157,000				
Ocee	2	10. Add Soft Surface Nature Trails	2022							\$94,000			
Ocee	2	11. Add Nature Trail Amenities (benches, bench swings)	2022							\$14,300			
Ocee	2	12. New Park Signage and Wayfinding System	2023								\$15,000		
Tier II subtotal			\$280,300										
Ocee	3	13. Lighting Control Upgrade (for the baseball field lights)	2023										\$30,000
Tier III subtotal			\$30,000										
Ocee Total			\$1,030,900	\$375,000	\$328,100	\$17,500	\$0	\$0	\$157,000	\$108,300	\$15,000	\$0	\$30,000
Park	Tier	Project	Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Shakerag	1	1. Add Wildlife Observation Deck / Blind	2016	\$30,000									
Shakerag	1	2. Add ADA Fishing Pier	2016	\$50,000									
Shakerag	1	3. Add Shade Structures with Ping Pong Tables	2017		\$28,000								
Shakerag	1	4. Add Tot Lot Playgrounds (adjacent to the picnic shelters)	2017			\$45,000							
Shakerag	1	5. Extend Pedestrian Access from School (Sidewalk and Boardwalk)	2017			\$67,500							
Shakerag	1	6. Improve Landscaping by Adding Shade Trees	2019				\$17,500						
Shakerag	1	7. Add Connector Trail Linkage to NPS Land											
Tier I subtotal			\$238,000										
Shakerag	2	8. Artificial Turf one Multi-purpose Field	2024									\$361,200	
Shakerag	2	9. Add lights to Artificial Turf Field	2024									\$275,000	
Shakerag	2	10. Renovate Existing Baseball Field (Investigate further anticipated use and need of modifying the	2021						\$182,000				
Shakerag	2	11. Add Field Lights to Renovated Baseball Field	2021						\$175,000				
Shakerag	2	12. Add Lower Access Drive and Parking Area	2022							\$400,000			
Shakerag	2	13. New Park Signage and Wayfinding System	2022							\$5,000			
Tier II subtotal			\$1,398,200										
Shakerag	3	14. Add Soft Surface Nature Trails											\$192,000
Shakerag	3	15. Add Interpretive Signage System (for Nature Trails)	2025										\$5,000
Shakerag	3	16. Add Nature Trail Amenities (benches, bench swings)	2025										\$2,000
Shakerag	3	17. Fence perimeter of Playing Fields	2025										\$60,000
Tier III subtotal			\$259,000										
Shakerag Total			\$1,895,200	\$80,000	\$28,000	\$112,500	\$17,500	\$0	\$357,000	\$405,000	\$0	\$636,200	\$259,000
Park	Tier	Project	Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
State Bridge	1	Full Development	2017		\$250,000								
Morton	1	Full Development	2020			\$75,250	\$698,994	\$360,310					
Bell-Boles	2	Full Development	2023								\$551,500		
subtotal			\$1,936,054										
				\$0	\$250,000	\$75,250	\$698,994	\$360,310	\$0	\$0	\$551,500	\$0	\$0
\$9,327,614	Total	Current Level of Investment - Annual Totals		\$739,000	\$1,045,600	\$998,750	\$918,994	\$968,870	\$774,000	\$1,074,300	\$919,500	\$934,900	\$953,700

Park	Tier	Project	Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Autrey Mill	1	1. Repair Foundation of Visitors Center	2016	\$60,000									
Autrey Mill	1	2. Repair Foundation of Summerour House	2016	\$60,000									
Autrey Mill	1	3. Trail Linkage to Spruill Oaks Library	2017		\$300,000								
Autrey Mill	1	4. Trailhead for trail linkages	2017		\$19,500								
Autrey Mill	1	5. Improve Parking Lot with Permeable Pavers	2017		\$112,000								
Autrey Mill	1	6. Add Bus Turnaround in New Permeable Pavers Lot	2017		\$8,000								
Autrey Mill	1	7. Trail Linkage to Autrey Mill Middle School	2018			\$450,000							
Autrey Mill	1	8. Trail Linkage to Georgia Power Easement	2018			\$225,000							
Autrey Mill	1	9. Prepare a Forest Management and Wildlife Plan	2018			\$35,000							
Tier I subtotal			\$1,269,500										
Autrey Mill	2	10. Archery Range with 16 Target Lanes	2019				\$30,000						
Autrey Mill	2	11. Small Shelter at Archery Range	2019				\$20,000						
Autrey Mill	2	12. Ropes / Challenge Course (in the trees)	2019				\$100,000						
Autrey Mill	2	13. Climbing Tower (wood frame, 30' tall)	2019				\$10,000						
Autrey Mill	2	14. New Check-in/Headquarters/Classroom Building closer to the main gate (in	2021						\$377,500				
Autrey Mill	2	15. Parking Lot (5 spaces) at New Check-in Building (under the trees)	2021						\$3,500				
Autrey Mill	2	16. Expanded Soft Surface Nature Trails	2021						\$260,000				
Autrey Mill	2	17. New Park Signage and Wayfinding System	2021						\$10,000				
Tier II subtotal			\$811,000										
Autrey Mill	3	18. Adventure Playground (for adults and children)	2024									\$257,000	
Autrey Mill	3	19. Second Community Pavilion in the forested area along Autrey Mill Road (as	2024									\$180,000	
Autrey Mill	3	20. Additional Restroom Building (for Community Pavilion)	2024									\$90,700	
Autrey Mill	3	21. Parking Lot (30 spaces) at New Pavilion	2024									\$28,000	
Tier III subtotal			\$555,700										
Autrey Mill Total			\$2,636,200	\$120,000	\$439,500	\$710,000	\$160,000	\$0	\$651,000	\$0	\$0	\$555,700	\$0
Park	Tier	Project	Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Newtown	1	1. Add bathrooms/concession building at the Amphitheater	2016										
Newtown	1	2. Sidewalk and Step Connections throughout the Park (such as from parking lot	2016	\$14,000									
Newtown	1	3. Renovate Existing Stormwater Pond (dredging to improve water quality and	2016	\$150,000									
Newtown	1	4. Extend/Complete Multi-use Perimeter Loop Trail around Park	2018			\$118,500							
Newtown	1	5. Improve Landscaping by Adding Shade Trees	2019				\$17,500						
Newtown	1	6. Purchase a bus for Park Place Day Trips	2018			\$150,000							
Tier I subtotal			\$450,000										
Newtown	2	7. Artificial Turf on Lacrosse Field (replace the grass surface)	2019				\$558,560						
Newtown	2	8. Lighting Tennis Courts	2019				\$60,000						
Newtown	2	9. Add Shade Structure at Tennis Courts	2019				\$10,000						
Newtown	2	10. Expand Community Gardens (by Park Place)	2021						\$40,000				
Newtown	2	11. Expand Bocce Courts (by Park Place)	2021						\$20,000				
Newtown	2	12. Add Horseshoe Pits (by Park Place)	2021						\$1,000				
Newtown	2	13. Add Shuffleboard Courts (by Park Place)	2021						\$5,000				
Newtown	2	14. New Park Signage and Wayfinding System	2021						\$20,000				
Tier II subtotal			\$714,560										
Newtown	3	15. Add Soft Surface Nature Trails (below the dam)	2021						\$94,000				
Newtown	3	16. Add Nature Trail Amenities (benches, bench swings)	2021						\$14,300				
Newtown	2	17. Artificial Turf on Main Soccer Field (replace the grass surface)	2023								\$556,400		
Tier III subtotal			\$664,700										
Newtown Total			\$1,829,260	\$164,000	\$0	\$268,500	\$646,060	\$0	\$194,300	\$0	\$556,400	\$0	\$0
Park	Tier	Project	Year*	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025



Ocee	1	1. Renovate/Replace Existing Playground	2016	\$200,000									
Ocee	1	2. Add Restroom to Serve Lower Fields	2016	\$175,000									
Ocee	1	3. Convert Tennis Courts to Pickle ball Courts	2017		\$49,700								
Ocee	1	4. Add Picnic/Shade Structure at Pickle ball Courts	2017		\$12,000								
Ocee	1	5. Improve ADA Access to Field #5	2017		\$5,000								
Ocee	1	6. Convert Basketball Courts to Sand Volleyball	2017		\$86,400								
Ocee	1	7. Add Restroom/Shade Structure with Ping Pong Table	2017		\$175,000								
Ocee	1	8. Improve Landscaping by Adding Shade Trees	2019				\$17,500						
Tier I subtotal			\$720,600										
Ocee	2	9. Adventure Playground (for adults and children)	2019				\$157,000						
Ocee	2	10. Add Soft Surface Nature Trails	2021						\$94,000				
Ocee	2	11. Add Nature Trail Amenities (benches, bench swings)	2021						\$14,300				
Ocee	2	12. New Park Signage and Wayfinding System	2021						\$15,000				
Tier II subtotal			\$280,300										
Ocee	3	13. Lighting Control Upgrade (for the baseball field lights)	2023								\$30,000		
Tier III subtotal			\$30,000										
Ocee Total			\$1,030,900		\$375,000	\$328,100	\$0	\$174,500	\$0	\$123,300	\$0	\$30,000	\$0
Park	Tier	Project	Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Shakerag	1	1. Add Wildlife Observation Deck / Blind	2016	\$30,000									
Shakerag	1	2. Add ADA Fishing Pier	2016	\$50,000									
Shakerag	1	3. Add Shade Structures with Ping Pong Tables	2017		\$28,000								
Shakerag	1	4. Add Tot Lot Playgrounds (adjacent to the picnic shelters)	2017		\$45,000								
Shakerag	1	5. Extend Pedestrian Access from School (Sidewalk and Boardwalk)	2017		\$67,500								
Shakerag	1	6. Improve Landscaping by Adding Shade Trees	2019				\$17,500						
Shakerag	1	7. Add Connector Trail Linkage to NPS Land											
Tier I subtotal			\$238,000										
Shakerag	2	8. Artificial Turf one Multi-purpose Field	2020					\$361,200					
Shakerag	2	9. Add lights to Artificial Turf Field	2020					\$275,000					
Shakerag	2	10. Renovate Existing Baseball Field (Investigate further anticipated use and	2022							\$182,000			
Shakerag	2	11. Add Field Lights to Renovated Baseball Field	2022							\$175,000			
Shakerag	2	12. Add Lower Access Drive and Parking Area	2022							\$400,000			
Shakerag	2	13. New Park Signage and Wayfinding System	2021						\$5,000				
Tier II subtotal			\$1,398,200										
Shakerag	3	14. Add Soft Surface Nature Trails	2020					\$192,000					
Shakerag	3	15. Add Interpretive Signage System (for Nature Trails)	2020					\$5,000					
Shakerag	3	16. Add Nature Trail Amenities (benches, bench swings)	2020					\$2,000					
Shakerag	3	17. Fence perimeter of Playing Fields	2023								\$60,000		
Tier III subtotal			\$259,000										
Shakerag Total			\$1,895,200		\$80,000	\$140,500	\$0	\$17,500	\$835,200	\$5,000	\$757,000	\$60,000	\$0
Park	Tier	Project	Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
State Bridge	1	Full Development		\$250,000									
Morton	1	Full Development		\$1,134,554									
Bell-Boles	2	Full Development			\$551,500								
			\$1,956,259										
					\$1,384,554	\$551,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
\$9,327,614	Total	Accelerated Level of Investment - Annual Totals		\$2,123,554	\$1,459,600	\$978,500	\$998,060	\$835,200	\$973,600	\$757,000	\$646,400	\$555,700	\$0